



## **Creekside HOA Meeting Minutes**

### **September 6, 2014**

- Attendees: A3, A4, A7, B9, B10, C19 (30% of units represented).
- Minutes from last years annual HOA meeting approved
- Last year had only routine maintenance issues, so no special expenditures made

#### *Roof Summary*

- Roof leakage on Building B. Three estimates received ranging from \$49,000 to \$83,500. Buildings were reroofed in 1996 (Bldgs. A/C) and 1997 (Bldg. B). We have the original 40-year limited warranty on the shingles from Owens Corning
- Need to investigate options for pro-rated relief from Owens Corning, and insurance relief from State Farm. Our insurance policy has a \$5,000 deductible.
- Need to investigate cost and options for longer-lasting steel roofing options.
- If the owners are responsible for everything, this would be a Special Assessment of \$4,000 per unit in Building B.
- Decision – replace roof on Building B, observe A and C though expected replacement is also required in near-term.
- We will need new Heat Tape for Bldg. B, and perhaps Bldg. A. The tape needs to be upgraded to 240V and have appropriate circuits installed at each bldg. Estimated cost of \$5,000.

### *Other*

- A brief discussion of open issues included repairing some concrete locations around the property; the decomposing stepping stones in-front-of building A; the retaining wall in-front-of units A5/A7/A8 and the storage/laundry area.
- Painting was last completed in 2005 – some of the paint is cracked/bubbling and is being handled by maintenance on an as-needed basis.
- Discussion regarding a minimum rental rate for long-term rentals, and to modify the Schedule A document to prohibit long-term rentals for units sold after October, 2014.
- Discussion regarding altering by-laws to allow for electronic voting via e-mail or other electronic means (e.g. survey) instead of only by US Mail which can cause delays and lost correspondence.
- The budget was read and approved.
- The increase in HOA dues (\$10) to meet increasing routine expenses was approved. Buildings A and C will increase from \$310 to \$320, and Building B will increase from \$350 to \$360.
- Election of Officers: President Patrick Marlborough, Vice-President Jim Testin, Secretary Chris Staples.
- Meeting adjourned.