

Minutes from the Meetings of the Creekside HOA

August 29th, 2015

Annual Meeting

The Creekside board conducted a meeting on August 29th, 2015 onsite in Frisco. The meeting began at 16:00 MDT and concluded at 18:00 MDT.

Present for the meeting: Board Members: M. Blieden (Treasurer), J. Testin (Vice President) and C. Staples (Secretary) and owners of A2 (Ryans), A3 (Sherbergs), A7 (Testins), A8 (Frenchs), B9 (Blieden), C19 (Hatfield/Staples), B15 (Nordlofs).

1. Motion to approval the 2015 minutes.

Second and approved unanimously by Owners present.

2. Motion to approve the 2015-2016 budget.

Second and approved unanimously by Owners present.

3. Motion to elect new Officers for the 2015-2016 fiscal year

Motion second, approved and accepted. President: Conrad Pilloid, Vice President: Ron LeMaster, Secretary: Chris Staples, Treasurer: Michael Bielden

4. Approval to create a maintenance committee.

In April 2015, Board Members walked the entire property and discussed short and long-term maintenance needs. Plan will include improved general maintenance, painting, trex decks, drainage around building A and concrete walkways. During the August 29 meeting, T. Ryan and C. Staples volunteered, with the help of M. Testin to investigate a new professional management company and the added costs; the deadline is December 2015. Immediate maintenance needs include completing the heat tape and repairing gutters on all buildings, painting (schedule for 2016 – via a special assessment estimated between \$1500K and \$3000K per unit), select deck replacements (2015-2016 – may be covered by HOA building reserve budget if funding allows or via assessment). Future maintenance needs include the retaining wall around building A (\$25K-\$40K). Other on-going activities include cleaning out the common spaces, removing dead trees, reviewing snow, trash and recycling vendors for both quality and price.

5. Approval to amend Bylaws.

Previously, amending the Bylaws was simplified to be a majority of those present at any annual meeting, even if not a majority of the owners. The ability to contact via email or Survey Monkey is already an acceptable method within the ByLaws as amended. However, the use of Survey Monkey was [again] approved unanimously by the owners present during the August 29 2015 meeting. Going forward, approvals of motions and actions will take place via Survey Monkey.

6. Future Meetings

Action: board meets quarterly
December 2015

C. Staples 20153108