

2017 Frisco Creekside Condominium HOA Meeting Minutes

October 7, 2017 4pm

In attendance:

Stacey Bruce

Tammy Ryan

Steven Ryan

Mickey Blieden

Conrad Pilloud

Katie Hardy

Andy Hardy

Alys Venable

Richard Gash

Ron LeMaster

1. Call to Order
2. 2016 Minutes were approved.
3. Old Business
 - a. Roof repair estimate.
 - i. Smith Roofing: We are moving forward with Smith Roofing to install additional snow stops, heat tape and gutters; the work is tentatively scheduled to be done in November. No assessment will be needed as there is enough money in the budget to cover this work. Quote with exact cost of the work will be distributed to owners.
 - b. Ice problem and concrete damage on lower level A (a7, a8).
 - i. An under deck aluminum "water catcher" was installed by Mario, Stacey to get a quote from a company called Under Cover so see how much the alternative solution will cost. Stacey will also work on finding and posting ice warning/high alpine environment warning signs. Andy offered to reach out to his father who

is a contractor to solicit ideas about additional solutions.

<http://undercoversystems.com/locations/colorado/>

- c. Retaining wall and dead tree outside A.
 - i. No action taken in 2017, deferred for review in 2019. This was deferred because we have more significant issues to focus on such as the ice problem around building A.
 - d. Radon mitigation for building C (c18). Test results forwarded to board on 11.4.16.
 - i. Mickey reported that the radon mitigation score was a 3.1 that falls into the “consider fixing” category. No additional action will be taken in 2018.
4. New Business
- a. 2017-2018 budget was approved. Mickey noted that we received a \$6,000 “rebate” from our insurance company so there is no need to raise the 2018 dues.
 - b. Election of 2017-2018 board (President- Stacey Bruce, Vice President- Katie Hardy, Secretary- Tammy Ryan, Treasure- Michael Blieden).
 - c. Replace painted/dilapidated decks- no action taken, the painting project in 2017 improved the look of the decks enough to negate the need to replace any decks in 2018.
 - d. Mario Items:
 - i. Remove various piles of wood, branches, scattered and piled around buildings b&c and behind trash. Done.
 - ii. Paint in semi-gloss the hallway outside the laundry room where there used to be wall paper. Done.
 - e. Make Frisco Creekside Condominiums smoke free in common areas.
 - i. There was a vote taken to post signs in the common areas indicating that Creekside Condominiums is a smoke free environment. A proposal was made to disallow any smoking by any renters (long or short term) inside the units. Ron will draft a statement regarding this that will be reviewed by the board. Once we have a final draft we will distribute to the owners for a review/vote. If approved the bylaws will be updated.
5. Open Forum
- a. There is an issue with the laundry and bike room doors being left open. Stacey Bruce to post a sign reminding people that the doors are to be closed. We also will email out the code to the bike room 2685, in addition to including it in these minutes.
 - b. Dumpster Issues: We voted to remove the recycling effort currently in place. The recycling receptacles were consistently overflowing and there was regular garbage being placed in the recycling cans. Overall the recycling effort was creating a huge mess. Note: Mario removed the recycling cans on Saturday 10/7/17. Stacey to look for a sign to remind people to keep the dumpster lid closed and latched due to bear and crow activity. Mickey will inquire with the waste management company about getting our dumpster replaced.
 - c. A discussion took place about the management company which included his cost, our expectations, and if a contract is in place. We agreed to continue with the service.

Members also agreed that our long term tenure with our maintenance company is very much appreciated

- d. Snow Removal Contracts for 2017-2018: Mickey will confirm with Mario (who is contracted to shovel door to parking lot) what the contract is. For the parking lot, a few owners reported that they do not think that early morning snow removal was happening (early morning sweep with additional removal later in the day) for the 2016-2017 season despite it being included in our contract.