

## **2019 Creekside Condominium Annual HOA Minutes**

**October 26, 2019 4:00pm - 5:00pm**

**Frisco Senior Center: Ute Room**

### **1. Call to Order**

In attendance:

Stacey Bruce B15

Michael Blieden B9

Alys Venable A8

Tammy Ryan A2

Steve Ryan A2

Andy Hardy A7

Catherine Viator A4

Tim Aavlen C20

Eric Johnson B14

Cathy Johnson B14

### **2. Old Business**

#### **a. Boiler Replacement for Building B**

Mickey estimates the boilers that were replaced were 20+ years old. An assessment was billed to only building B owners. The project went well and we anticipate being in good shape for at least another 20 years.

### **3. New Business**

#### **a. 2019-2020 Creekside Condominium Budget Approval**

#### **b. Discussion items:**

- Increase in electric is due to the heat tape that is using a great deal of electricity. The heat tape is on the roof helping to melt the snow as it falls rather than letting the snow accumulate creating a safety issue when it finally falls.
- Increase in HOA dues by \$20 per month will apply starting January 1 2020.
- Tim, C20 reported that one lender had issues with our HOA reserves.
- Eric was interested in what an appropriate amount of reserves should be. Stacey attempted to research this last year but found this information is difficult to obtain. Sources of HOA reserves information online tend to reference vague guidelines that

state “100% of all anticipated costs” are ideal and websites recommends a professional to conduct a reserve study, in other words it was not easy to come up with an ideal reserve amount without hiring a professional to make a recommendation.

- Catherine (A4) expressed concern that HOA dues are getting too high starting to match complexes with more amenities. Mickey is open to anyone that can figure out how to cover increasing expenses without increasing HOA dues.
  - c. HOA monthly increase of \$20
  - d. Election of 2019-2020 Creekside Condominium Board
    - i. President- Current= Stacey Bruce
      - 1. New President= Steve Ryan**
    - ii. Vice President- Current= Andy Hardy
      - 1. New Vice President= Andy Hardy (no change)**
    - iii. Secretary - Current Tammy Ryan
      - 1. New Secretary= Eric Johnson**
    - iv. Treasure- Current Michael Blieden
      - 1. New Treasure= Michael Blieden (no change)**
  - e. Suggestion from Andy Hardy: Paint lines in parking lot
    - i. After some discussion it was decided that we will deal with people parallel parking behind building A as it occurs rather than paying for lines to be painted.
    - ii. The parking “offenders” are typically temporary renters, by the time we can reach the owners the people are gone. This is a situation that does not occur often but can be difficult to resolve when it does occur.
  - f. Chimney Cleaning/Maintenance: HOA or owner responsibility?
    - i. Short term rental units have a requirement that chimneys need to be cleaned once per year.
    - ii. At this point each unit will take care of their own chimney cleaning as needed.
  - g. Alpine Snow Removal: Creekside has been dropped as a client.
    - i. Mickey worked to get two estimates
    - ii. We are contracting with Snow Farmer- estimate \$250 more per month that what Alpine charged.
4. Recent Maintenance Items
- a. Fixing concrete outside A6

- b. Overall paint touchup
- c. Dead tree removal
- d. Removal of aspen tree hitting chimney/roof of A1
- e. Removal of log piles
- f. Skylight repair: A2
- g. Front side of B, additional heat tape or snow stops, had significant slide last year over B10 that damaged rail of B10
- h. New snow stops and heat tape repair street side of building A
- i. Gutter repair/replacement backside of building A
- j. Deck re-staining: A1 and B9
- k. Back of building B: some flashing damaged and large board loose
- l. New pipes extruding from boiler room on B need painting, also the aluminum covering in same area
- m. Deck and railing repair: A1

## 5. Open Forum

- a. A question was raised about if current washers/dryers are functioning. Micky reported that both washers and driers should be functional. Mario had to order a part for the last repair that took a bit of time to arrive.
- b. A question was raised about the space between the garbage and unit C, is this a parking spot? This spot should remain open for snow storage during snow season.
- c. A new dumpster was delivered that has wheels. We are hoping that this will resolve any issues with cars being parked too close to the dumpster because the garbage collectors will be able to move the dumpster for collection. This has only been an issue during large snow events, and we will monitor this snow season to see if the wheels do indeed help.
- d. Can the extension that puts the water from near the laundry room be made longer more effective? The current draining extension was put in place by an owner who happened to have that pipe handy and thought it could help. All in agreement that a longer pipe would be even more effective.
- e. People who rent units need to post HOA renter rules. I have attached the HOA rules for renters for posting. Owners are responsible for any violations of the rules by renters.
- f. Steve and Tammy would love to see a parking pass process set up. This could possibly be a project for 2020.
- g. Cathy Johnson said that short term rental complaints can be logged on the town of Frisco Website: links below for more information.
  - i. <https://www.frisco.gov/wp-content/uploads/2019/07/What-You-Need-to-Know-About-Short-Term-Rentals.pdf>
  - ii. <https://www.frisco.gov/departments/finance/sales-and-lodging-tax/short-term-rental-license-application-process/>
- h. Stacey reported that Aly from Omni Real Estate has been managing the long term rental unit C19 and can help with any issue with renters, the owners are ultimately responsible

for the renters rule compliance but Aly can help with immediate needs, her contact information is [aly@omniresorts.com](mailto:aly@omniresorts.com) 970-468-2740.