

CREEKSIDE HOMEOWNERS ASSOCIATION

Annual Board/Budget Meeting Minutes

2025-2026 Fiscal Year

Date: 10/26/25 @ 5:00 PM

Format: ZOOM Audio/Video Conferencing

MEETING DURATION: Approximately 75 minutes

1. Call to Order

Present: Michael Blieden, Conrad Piloud, Tammy Ryan, Steve Ryan, Stacey Bruce, Nick Viator, Dean Puleio, Madeleine Buxton, Sheila Menz,

2. Review of Completed Projects (2024-2025)

Status Updates:

- Bike Room Organization – Going well, room has stayed organized and looking good.
- Creekside Website (friscocreekside.org) – Conrad is looking for another person to be his backup for Website Maintenance. He is missing minutes from 2022 and 2024 (2016 and 2018) Tammy will look for these documents and email them to Conrad for posting. We are not sure if the 2016 and 2018 are needed but Tammy will look for them. Steve Ryan will be the Website backup administrator. AWS Webservices is the provider that Conrad is using.
- ORKIN Ground Squirrel Contract – Successfully completed over the summer.
- Delayed Projects (Mario):
 - Concrete repairs near Unit A1- Concrete repair was completed outside of unit C17 but the sidewalk outside the A building has not been completed yet. Mario will be having surgery and not doing the work himself but the board will be looking at contracting this work out. Dean will look into contacts for this work.

- Pathway repairs between Buildings B and C- This is the little path that previous owners built (Jim and Megan) but they have moved, the path is in disrepair and could use some work but can wait until next summer, this will be put on Mario's list.
- Building B Water Damage- unplanned project due to a water pipe break affecting units B12 and B16. This unplanned repair cost \$8,000.
- Building B Boiler Rebuild- our H-Vac company was able to successfully rebuild the existing boiler avoiding the need to purchase a complete new system.

3. Financial Review (2024-2025)

Budget Performance Analysis - Mickey Blieden: The budget was reviewed line by line and approved.

a. Overview of actual spending vs. budget.

b. Significant variances:

- Insurance overage: \$33,571 spent vs. \$28,000 budgeted
- Building B emergency repairs: \$19,525 (water damage \$8,035 + boiler rebuild \$7,630)
- Building C porch repair: \$5,030
- Reserve fund deficit: -\$9,336

c. Reserve Fund Status:

- Total reserves decreased: \$118,863 → \$103,928
- Building A: \$48,705 | Building B: \$30,569 | Building C: \$24,654

4. Proposed 2025-2026 Budget

Budget Presentation and Approval - Mickey Blieden: The budget was reviewed line by line and approved.

a. Major changes:

- Insurance increase: \$28,000 → \$36,000 (29% increase)
- Cable/Internet increase: \$23,280 → \$24,300
- Reserve allocation: \$10,242 → \$6,112

c. Proposed dues increase: **\$30/month effective January 1, 2026- approved**

- Buildings A & C: \$480 → \$510/month
- Building B: \$540 → \$570/month

A question was asked about the Cable/Internet contract with Comcast, Mickey reported we are in year 3 of a 5-year contract, and cost goes up a small percentage (3-5%) per year.

5. Facilities and Maintenance Projects

Items Requiring Board Discussion/Approval:

a. Condo buildings exterior paint - Scope, timeline, cost estimates. Discussion regarding painting 100% of complex vs touch up. Mickey suggested the board does a walk through in the spring to see what is needed. Steve suggested that because we have not done a full exterior paint since 2016 we should move forward with a full exterior project. Dean volunteered to get a quote for a full exterior paint project in the spring.

b. Parking area lighting motion sensors – Work was completed on October 18th 2025, Dean volunteered to walk the parking lot to see how the motion sensors are working and will report any issues to the board.

d. Building B boiler system - Long-term solution update, a rebuild completed rather than a complete replacement. We will assume this fix will keep building B running without issue.

e. Stacey Bruce reported on a successful Condo Cleanup day that took place on May 31st Stacey will be in charge of organizing the 2026 cleanup day, this will be coordinated with the town of Frisco's cleanup day. Dean would like to help with the event as well.

6. Compliance and Community Issues

Policy Updates and Enforcement:

a. Town of Frisco recycling ordinance - New requirements and compliance plan was discussed. The board is not 100% clear on the ordinance and what will make us compliant however, Dean agreed to reach out to High Country Conservation Center to get the exact specifications of the ordinance.

b. Parking and pet violations - Ongoing enforcement challenges. Sheila brought up the challenges that come with the one car per unit rule in our HOA documents and is looking for any creative solutions to add more parking to our existing lot. A suggestion was brought up to remove two areas that are currently open green space, however after discussion, the cost would be prohibitive to convert the green space to parking spaces. In addition, we are limited on parking lot expansion due to proximity to the creek. Sheila suggested a small working group to research how other similar complexes are solving parking restrictions/issues. Dean and Nick offered to work with Sheila on researching any potential solutions. A discussion took place regarding the town of Frisco requiring a parking space per bedroom for new builds but due to how old our complex is we are "grandfathered" and do not need to meet these requirements. Conrad and Nick discussed how they needed to submit a parking plan to obtain a license to

provide short-term rentals in their units, due to only having one parking spot per unit they included the use of overflow parking as part of the parking plan.

Pet violations are managed as the violations occur, no suggestions to manage this differently.

c. Renter education program - Improving rule compliance. Tammy asked if anyone had any ideas/suggestions to help renters follow the HOA rules and regulations. Tammy proposed sending out a monthly email reminder to owners and have the owners share with renters. An acknowledgement was made that it is easier to work with long-term renters than short-term due to turnover and violations will need to be processed as they occur.

d. Updated renter agreement form - License plate tracking implementation. A discussion took place regarding how to track license plates of owners and renters but it was acknowledged that this would be difficult to manage.

7. Election of 2025-2026 Board of Directors

Officer Elections - Call for Nominations:

- **President:** Currently Tammy Ryan- **Tammy agreed to another term**
- **Vice President:** Currently Hamid- **Dean will be new Vice President**
- **Co-Secretaries:** Currently Taylor Magnus and Nick Viator- **Nick agreed to another term, Tammy nominated Taylor to continue to be Co-Secretary.**
- **Treasurer:** Currently Michael Blieden- **Mickey agreed to another term**

Approved 2026-2027 Board of Directors

- **President:** Tammy Ryan
- **Vice President:** Dean Puleio
- **Co-Secretaries:** Taylor Magnus and Nick Viator
- **Treasurer:** Michael Blieden

8. Open Forum – Unit A4 has a staircase leading to patio needs repair. Mickey will add this to Mario’s worklist.

CONTACT INFORMATION:

Email: CreeksideCondominiums@gmail.com

Website: <https://friscocreekside.org/>