

**THE CREEK AT FRISCO  
HOMEOWNERS ASSOCIATION  
P.O. Box 2055  
Frisco, Colorado 80443  
Notice of Annual Homeowners Association Meeting**

**2014 President's Letter**

The **big news** this year, so far, has been snow, snow, and more snow! With it has come increased expenses for plowing. There were even times when Streamside had snow piled about 10' high on both sides of the street -- and that's why we have 10 foot easements in front of our property--snow storage- (and emergency vehicle access). Keep in mind that any landscaping you put in this easement is subject to damage and landscape should be kept at a minimum - for this purpose -- **snow storage**. Heavy flow of the late spring melt had Ten Mile Creek out-it's-banks; but no serious damage was reported.

Through June, snow removal costs were \$3,550 **over** the \$5,500 budgeted. Total expenses were \$11,554 including the \$9,050 for snow removal reducing our budgeted reserve contribution of \$3,850 to \$472. With snow removal in October, November and December we may see the accumulated reserve fund end 2014 at approximate \$5,000. We must keep-in-mind, too, that with our plan to reseal the street every five years, Streamside is scheduled to be resealed in 2015 at an estimated cost of \$5,450.

We were notified in June, by the Town of Frisco, that they will start immediately to maintain Streamside's Town owned right-of-way on the south end of Streamside Lane that extends from our south border to W. Main Street. This will help our budget in the future.

Finally, here's something **free!** *Protect Your Home From Wildfire* - Summit County's Free Chipping Program is in the Town of Frisco Week 5 **July 28 – August 1** and Week 13 **September 22-26, 2014** - Additional information is attached.

As a reminder: **Overnight street** parking is not permitted and **trash** must be placed in carts (**not plastic bags**) on the curb the day of pickup and carts are to be returned to storage the same day. **Pickup** after your dog(s) -renters **may not** have dogs or other pets. The **Dumpster at the Lodge** is for their owners **only**. Thanks for your cooperation this year.

**One position on our Board** will need to be filled this year - Board Member - John Ewing holds this position currently and is completing his third year as President.

Please make your plans now to attend our HOA meeting; we really need your participation and if you can't attend please send us your signed Proxy.

John Ewing  
329B Streamside Lane

**Date: Friday, August 29, 2014**  
**Time: 10 AM**  
**Location: County Commons Building (Library), Buffalo Mtn. Room**  
**#37 County Road 105, Frisco Colorado**

We hope that you are able to attend the annual meeting. If not, **please be sure to complete the proxy** to provide a quorum for an official meeting. Return it to:

The Creek at Frisco  
P.O. Box 2055  
Frisco, Colorado 80443  
Fax: (877) 874-1102  
Email: deb@mtn-sys.com

There will be one position available on the Board of Directors at the meeting. If you would like to be on the Board or if you know of someone you would like to see on the Board, please contact us.

Thank you.

**THE CREEK AT FRISCO  
HOMEOWNERS ASSOCIATION  
Annual Meeting Agenda**

Friday, August 29, 2014  
10 AM County Commons Building, Buffalo Mtn. Room  
#37 County Road 105, Frisco Colorado

1. Call to order.
2. Affirmation of attendance and quorum.
3. Approval of minutes from the August 30, 2013 Annual meeting.
4. President's report.
5. Property operations.
  - a. Snow removal / street maintenance.
  - b. Parking.
  - c. Trees/Landscaping.
  - d. Pets.
  - e. Development.
  - f. Management.
  - g. Other.
6. Financial report.
  - a. Financial summary and 2015 budget.
  - b. 2015 assessments.
7. Board of Directors election. (John Ewing up)
8. Other.
9. Owner's comments.
10. Set date of the next annual meeting.
11. Adjournment.

**THE CREEK AT FRISCO  
HOMEOWNERS ASSOCIATION  
P.O. Box 2055  
Frisco, Colorado 80443**

**Proxy for the 2014 Annual Homeowners Association Meeting**

Name \_\_\_\_\_ Address/Unit# \_\_\_\_\_

**Attendance:** ( ) I plan to attend the meeting ( ) I do not plan to attend the meeting

Board of Directors: One position is up for election this year ( a three year term). If you are interested, or know someone who is interested, please nominate them:

**Name:**

**Name:**

**Name:**

**Proxy**

I, \_\_\_\_\_ am the person legally entitled to vote for address/unit# \_\_\_\_\_ in The Creek at Frisco Homeowners Association and I do hereby give my proxy to (**CHECK ONLY ONE**):

- (1) \_\_\_ John Ewing, Association President or
- (2) \_\_\_ Hank Parkhill, Association Treasurer or
- (3) \_\_\_ Joy Warnick Association Secretary or
- (4) \_\_\_ Other \_\_\_\_\_

to cast my vote at the Annual meeting to be held on **Friday, August 29, 2014**. I hereby authorize the person herein named to cast my vote on all issues set forth on the agenda presented at this meeting and any other items, issues, assessments, etc. which legally may come before the membership. This proxy shall not be valid if I attend the meeting or execute a subsequently dated proxy.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Address/Unit# \_\_\_\_\_

Please return the proxy by August 28, 2013 to: The Creek at Frisco

P.O. Box 2055  
Frisco, Colorado 80443

Or fax to: (877) 874-1102  
Or email: deb@mtn-sys.com

# Protect Your Home from Wildfire

## With help from Summit County's free chipping program

Summit County Government and Summit County Wildfire Council are helping residents and property owners create defensible space by providing free chipping and disposal for branches, logs and small trees. If you clear woody vegetation from around your home and stack it in a slash pile, we'll chip it and haul it away at no cost.

### Materials Guidelines

Accepted materials include trees, logs and branches up to 9 inches in diameter, free of nails and wire. The following restrictions apply:

- No construction or building materials
- No treated lumber, fence posts or signs
- No shrubs, root wads, stumps, dirt or rocks
- No grass clippings, trash, weeds or bags of leaves.

### Pile Guidelines

Piles must be stacked by 8 a.m. on the Monday of your neighborhood's designated chipping week (see schedule).

- Stack piles neatly (no bags), with large ends facing the road.
- Place piles within 5 feet of the roadway, but not touching the road or in drainage ditches.
- Maximum pile size is 5'x5'x5'. There is no limit on the number of piles you may put out.
- If you would like to keep your chips, tie a piece of red yarn or flagging in a prominent spot on the pile.
- Do not combine piles with neighbors or place piles in other neighborhoods.
- After crews have removed your pile, clear away any remaining branches, needles and debris.

### Chipping Schedule by Neighborhood

- Week 1** (June 30 - July 4): Quandary, Tordal Estates
- Week 2** (July 7-11): Town of Blue River, Spruce Valley, Warrior's Mark, Bekkedal
- Week 3** (July 14-18): Peaks 7, 8 and 9, Weisshorn, Baldy, Moonstone, Western Sky Ranch
- Week 4** (July 21-25): Silver Shekel, Summit Estates, Highlands, Highland Meadows, Gold Hill, Farmer's Corner
- Week 5** (July 28 - Aug. 1): Town of Frisco and Copper Mountain
- Week 6** (Aug. 4-8): Keystone, Summit Cove, Summerwood
- Week 7** (Aug. 11-15): Dillon, Wildernest, Mesa Cortina, Ptarmigan, Silverthorne, Hamilton Creek, Three Peaks, Eagle's Nest, Ruby Ranch
- Week 8** (Aug. 18-22): Pebble Creek, Sierra Bosque
- Week 9** (Aug. 25-29): Quandary, Tordal Estates
- Week 10** (Sept. 1-5): Town of Blue River, Spruce Valley, Warrior's Mark, Bekkedal
- Week 11** (Sept. 8-12): Peaks 7, 8 and 9, Weisshorn, Baldy, Moonstone, Western Sky Ranch
- Week 12** (Sept. 15-19): Silver Shekel, Summit Estates, Highlands, Highland Meadows, Gold Hill, Farmer's Korner
- Week 13** (Sept. 22-26): Town of Frisco and Copper Mountain
- Week 14** (Sept. 29 - Oct. 3): Keystone, Summit Cove, Summerwood
- Week 15** (Oct. 6-10): Dillon, Wildernest, Mesa Cortina, Ptarmigan, Silverthorne, Hamilton Creek, Three Peaks, Eagle's Nest, Ruby Ranch
- Week 16** (Oct. 13-17): Pebble Creek, Sierra Bosque

For complete [List of Subdivisions by Week](#), visit the web address below

Improperly stacked pile (right); properly stacked pile (bottom)



For more information, visit [www.co.summit.co.us/chippingprogram](http://www.co.summit.co.us/chippingprogram)

**THE CREEK AT FRISCO HOMEOWNERS ASSOCIATION**  
**Annual Meeting**  
**Summit County Commons Building – Frisco Colorado**  
**Buffalo Mtn. Room**  
**August 30, 2013**

President John Ewing called the Annual Meeting to order at 10:04 AM.

**Affirmation of attendance.** There were owners representing 9 properties attending and 13 proxies were received providing a quorum of 22 owners for the meeting. There are 37 units in the Creek at Frisco.

**Minutes.** *The minutes from the August 31, 2012 Annual Meeting were approved (Thornberg/Warnick, unanimous).*

**President's Report.** President, John Ewing wrote a letter that was included in the Annual meeting notice that highlighted the past year. He introduced the other Board members Hank Parkhill, Treasurer, 334B Streamside and Joy Warnick, Secretary, Unit 107 of the Lodge. Owners attending all introduced themselves. The Board has been involved with keeping current on several matters affecting our community: architectural reviews, dead trees, landscaping issues, termination of a long existing easement, newspaper boxes on Streamside, and developments regarding 481 W. Main. Due to the limited snowfall and the diligent management of snow removal, the Association ended 2012 better than budgeted. The current projection is to end 2013 with \$11,000 in reserves.

**Snow Removal.** Hank Parkhill provided a report of the snow removal in the last year. There were several instances of snow removal last winter when he felt the depth did not warrant removal, but overall it was better than last year. There was a brief discussion regarding when the street should be plowed and at what level. Snow Farmer will again be contracted for the 2013/2014 season. Owners were reminded there is a ten-foot snow storage easement at the front of each property and your front landscaping should be planned accordingly.

**Rules.** A letter mailed in November 2012 reminding owners about the rules regarding parking, trash and pets, appears to have worked, as there have been no problems reported. A similar letter will be mailed with the 2014 annual dues billing.

**Trees and Landscaping.** A large tree overhanging the creek has been marked for removal and a bid from Alpine Tree Service is expected (tree has since been removed). There was a discussion regarding prior year tree removal costs and current tree trimming by a contractor for Xcel in the power line area. An owner was concerned about two trees between houses 309 and 313 that are set into a man-made tree well. It was suggested to call, Alpine Tree Services, Jake Fiala, (970) 390-3137 to take a look at them. Joy Warnick mentioned that there is a heavy concentration of weeds on the east end of Streamside and near Sungate. The Association could receive a citation from the Town if not remedied. Options for removal, including pulling and spraying, of the weeds were mentioned. The County Extension office has a weed sprayer backpack that can be borrowed at no cost. The legal aspects of spraying on a private lot and the possible involvement by the Town of Frisco Community Officer for enforcement were discussed.

**Development.** Joy Warnick provided an update of the planned development of 12 residential units at the corner of Streamside and Main Street. Access to the development will be from Main Street only. The development appears to be on hold due to possible design changes and no

building permit has been granted at this time. An easement along Streamside with the same developer that was for a retaining wall to be built by the Creek was terminated and a release signed. The developer planned to landscape the area. Additional information on the development can be obtained from the Town offices or the Town web site.

**Financial report.** A financial summary through July 2013, a projected 2013 year-end with a comparison to prior years, and a 2014 Budget were part of the meeting notice. The Association ended 2012 at budget with \$12,000 in cash and reserves of just over \$7,000. At the 2012 owners meeting it had been anticipated 2012 would end over budget due to \$1,500 spent to remove a large tree and higher administration costs. However, savings were realized in snow removal for November and December. Through July 2013 all categories except interest income are at or better than budgeted. The Association is currently \$3,200 ahead of budget with a projected \$3,400 better than budgeted at year-end. As of the meeting date, the Association has \$19,000 in cash with \$14,000 allocated to reserves. Allocating for the November and December snow removal, the anticipated reserves at year end will be \$11,000. The budget for 2014 will retain the same expenses and the same annual dues amount of \$325. The reserve fund would not increase during 2014 unless savings were realized from operations. The reserve fund includes road crack fill and sealing on a five-year schedule. The work was last done in 2010 for \$3,900 and is scheduled for 2015 with an estimated cost of \$4,000. The reserves are sufficient, at this time, to handle this future expense. In answer to a question, the \$14,000 reserve balance is combined with the working capital contribution from the original sales of \$5,000 resulting in a \$19,000 cash balance.

**Board of Directors.** There was one position open on the Board of Directors as the term held by Joy Warnick was ending. *A motion to nominate and elect Joy Warnick, Unit 107 of the Lodge, to a three-year term was approved. (Ewing/Thornberg, unanimous).*

**Other.** An owner suggested the newspaper boxes located near the new construction on Streamside should be removed as they are unsightly and the delivery at 2AM is noisy. After a brief discussion, an owner would contact the Summit Daily News to have them either removed or positioned more on Main Street. (The matter was discussed with the Publisher and he relocated the boxes to W. Main Street.)

**2014 Annual Meeting date.** The next Annual Meeting was scheduled for Friday, August 29, 2014 at 10 AM.

The Annual Meeting was adjourned at 10:59 AM.

# The Creek at Frisco

2014 - 6 month ending June 2014

	2008	2009	2010	2011	2012	2013	2014	6	6	6	6	2014	%	\$325	%	Cash Position	Year start	Current
	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Month	Month	Month	Month	2014		2015		2014 - 6 month ending		
<b>INCOME</b>																		
Dues	10,175	10,175	12,025	12,025	12,025	12,025	12,025	12,025	12,025	0	0	12,025	100.0%	12,025	100.0%			
Special assessment	0	0	0	0	3,700	0	0	0	0	0	0	0	0.0%	0	0.0%	Operating fund	17,281.44	16,476.11
Interest	167	18	9	6	7	2	2	1	1	(0)	0	1	0.0%	2	0.0%	Certificate of deposit	0.00	0.00
<b>TOTAL INCOME</b>	<b>10,342</b>	<b>10,193</b>	<b>12,034</b>	<b>12,031</b>	<b>15,732</b>	<b>12,027</b>	<b>12,027</b>	<b>12,026</b>	<b>12,026</b>	<b>(0)</b>	<b>0</b>	<b>12,026</b>	<b>100.0%</b>	<b>12,027</b>	<b>100.0%</b>	<b>TOTAL CASH</b>	<b>17,281.44</b>	<b>16,476.11</b>
<b>EXPENSES</b>																		
Snow removal	10,900	7,610	9,600	9,350	5,700	4,900	8,000	5,500	9,050	(3,550)	2,500	11,550	96.0%	8,000	66.5%	Add Accounts receivable	0.00	0.00
Roads	0	0	0	0	0	0	240	120	0	120	120	120	1.0%	240	2.0%	Less Accounts payable	1,592.50	315.00
Towing	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%	Less Prepaid dues	0.00	0.00
Grounds	450	1,875	952	1,050	1,793	531	500	500	223	277	0	223	1.9%	500	4.2%	Less Taxes payable	0.00	0.00
<b>PROPERTY MANAGEMENT</b>	<b>11,350</b>	<b>9,485</b>	<b>10,552</b>	<b>10,400</b>	<b>7,493</b>	<b>5,431</b>	<b>8,740</b>	<b>6,120</b>	<b>9,273</b>	<b>(3,153)</b>	<b>2,620</b>	<b>11,893</b>	<b>98.9%</b>	<b>8,740</b>	<b>72.7%</b>			
Insurance	750	750	750	750	750	750	800	800	750	50	0	750	6.2%	800	6.7%			
<b>INSURANCE</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>800</b>	<b>800</b>	<b>750</b>	<b>50</b>	<b>0</b>	<b>750</b>	<b>6.2%</b>	<b>800</b>	<b>6.7%</b>	<b>NET FUNDS AVAILABLE</b>	<b>15,688.94</b>	<b>16,161.11</b>
Financial review / tax return	0	0	0	150	75	100	150	150	100	50	0	100	0.8%	150	1.2%			
Administration	1,569	2,081	2,340	1,682	3,240	1,863	1,850	950	1,304	(354)	900	2,204	18.3%	1,850	15.4%			
Supplies, postage & box rental	250	337	183	143	232	105	250	130	127	3	120	247	2.1%	250	2.1%			
Legal and collection	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%			
Bank charges	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%			
<b>FINANCIAL AND LEGAL</b>	<b>1,818</b>	<b>2,419</b>	<b>2,522</b>	<b>1,975</b>	<b>3,547</b>	<b>2,067</b>	<b>2,250</b>	<b>1,230</b>	<b>1,531</b>	<b>(301)</b>	<b>1,020</b>	<b>2,551</b>	<b>21.2%</b>	<b>2,250</b>	<b>18.7%</b>			
Miscellaneous	27	192	64	45	0	44	50	26	0	26	24	24	0.2%	50	0.4%			
<b>MISCELLANEOUS</b>	<b>27</b>	<b>192</b>	<b>64</b>	<b>45</b>	<b>0</b>	<b>44</b>	<b>50</b>	<b>26</b>	<b>0</b>	<b>26</b>	<b>24</b>	<b>24</b>	<b>0.2%</b>	<b>50</b>	<b>0.4%</b>			
<b>TOTAL EXPENSES</b>	<b>13,945</b>	<b>12,845</b>	<b>13,888</b>	<b>13,170</b>	<b>11,790</b>	<b>8,293</b>	<b>11,840</b>	<b>8,176</b>	<b>11,554</b>	<b>(3,378)</b>	<b>3,664</b>	<b>15,218</b>	<b>126.5%</b>	<b>11,840</b>	<b>98.4%</b>			
<b>INCOME (LOSS) - Reserve fund</b>	<b>(3,603)</b>	<b>(2,652)</b>	<b>(1,854)</b>	<b>(1,139)</b>	<b>3,942</b>	<b>3,734</b>	<b>187</b>	<b>3,850</b>	<b>472</b>	<b>(3,378)</b>	<b>(3,664)</b>	<b>(3,192)</b>	<b>-26.5%</b>	<b>187</b>	<b>1.6%</b>			
Starting reserve balance	16,406	12,804	10,152	4,390	3,251	4,390	8,124	8,124	8,124			8,124		4,932				
Roads	0	0	3,908	0	0	0	0	0	0	0	0	0		5,400				
Grounds	0	0	0	0	0	0	0	0	0	0	0	0		0				
<b>TOTAL RESERVE FUND EXPENSES</b>	<b>0</b>	<b>0</b>	<b>3,908</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>5,400</b>				
<b>NET CHANGE TO RESERVE FUND</b>	<b>(3,603)</b>	<b>(2,652)</b>	<b>(5,762)</b>	<b>(1,139)</b>	<b>3,942</b>	<b>3,734</b>	<b>187</b>	<b>3,850</b>	<b>472</b>	<b>(3,378)</b>	<b>(3,664)</b>	<b>(3,192)</b>		<b>(5,213)</b>				
Ending reserve balance	12,804	10,152	4,390	3,251	7,193	8,124	8,311	11,974	8,596			4,932		(281)				
<b>SUMMARY</b>																		
<b>TOTAL INCOME</b>	<b>10,342</b>	<b>10,193</b>	<b>12,034</b>	<b>12,031</b>	<b>15,732</b>	<b>12,027</b>	<b>12,027</b>	<b>12,026</b>	<b>12,026</b>	<b>(0)</b>	<b>0</b>	<b>12,026</b>		<b>12,027</b>				
<b>PROPERTY MANAGEMENT</b>	<b>11,350</b>	<b>9,485</b>	<b>10,552</b>	<b>10,400</b>	<b>7,493</b>	<b>5,431</b>	<b>8,740</b>	<b>6,120</b>	<b>9,273</b>	<b>(3,153)</b>	<b>2,620</b>	<b>11,893</b>		<b>8,740</b>				
<b>INSURANCE</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>		<b>800</b>	<b>750</b>	<b>50</b>	<b>0</b>	<b>750</b>						
<b>FINANCIAL AND LEGAL</b>	<b>1,818</b>	<b>2,419</b>	<b>2,522</b>	<b>1,975</b>	<b>3,547</b>	<b>2,067</b>	<b>2,250</b>	<b>1,230</b>	<b>1,531</b>	<b>(301)</b>	<b>1,020</b>	<b>2,551</b>		<b>2,250</b>				
<b>MISCELLANEOUS</b>	<b>27</b>	<b>192</b>	<b>64</b>	<b>45</b>	<b>0</b>	<b>44</b>	<b>50</b>	<b>26</b>	<b>0</b>	<b>26</b>	<b>24</b>	<b>24</b>		<b>50</b>				
<b>TOTAL EXPENSES</b>	<b>13,945</b>	<b>12,845</b>	<b>13,888</b>	<b>13,170</b>	<b>11,790</b>	<b>8,293</b>	<b>11,840</b>	<b>8,176</b>	<b>11,554</b>	<b>(3,378)</b>	<b>3,664</b>	<b>15,218</b>		<b>11,840</b>				
<b>INCOME (LOSS) - Reserve fund</b>	<b>(3,603)</b>	<b>(2,652)</b>	<b>(1,854)</b>	<b>(1,139)</b>	<b>3,942</b>	<b>3,734</b>	<b>187</b>	<b>3,850</b>	<b>472</b>	<b>(3,378)</b>	<b>(3,664)</b>	<b>(3,192)</b>		<b>187</b>				
<b>RESERVE FUND EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>3,908</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>5,400</b>				
<b>OVER GAIN OR (LOSS)</b>	<b>(3,603)</b>	<b>(2,652)</b>	<b>(5,762)</b>	<b>(1,139)</b>	<b>3,942</b>	<b>3,734</b>	<b>187</b>		<b>472</b>			<b>(3,192)</b>		<b>(5,213)</b>				