

THE CREEK AT FRISCO HOMEOWNERS ASSOCIATION
Annual Meeting
Summit County Commons Building – Frisco Colorado
Buffalo Mtn. Room
September 3, 2011

President Gary Thornberg called the Annual Meeting to order at 9:33 AM.

Affirmation of attendance. There were owners representing 9 properties attending and 11 proxies were received providing a quorum of 20 owners for the meeting.

Minutes. *The minutes from the September 5, 2010 Annual Meeting were unanimously approved as written.*

President's Report. President Gary Thornberg thanked everyone for attending. The heavy snow year resulted in more spending for snow removal than budgeted. The roadway became narrower due to the snow storage, but the additional cost of hauling snow away was avoided. The other large expense during the year was the removal of a large tree on common property between the Lodge and 333B Streamside at a cost of \$1,000. The increased expenses in recent years have reduced the reserve for the Association. Gary noted that he had received complaints regarding the lack of care and upkeep of the front of some properties. Owners are reminded that they should have their property areas trimmed and kept free of noxious weeds.

Property operations. There was a discussion regarding the snow removal cost. Factors in the snow removal included frequency, the amount of snow, the type of equipment used, and the damage caused by the removal. Bids from other snow removal companies will be considered for the 2011/2012 season. The 2010/2011 cost from Snow Farmer was \$350 per plow including the roadway, driveways, and The Lodge at Riverbend (The Lodge) parking lot. Snow was plowed when there was an accumulation of 3" or more. *A motion was approved to raise the snow depth from 3 inches to 6 inches after February 15th with 2 opposed.* Due to longer days and the angle of the sun, much of the snowfall after mid-February will melt faster than earlier in the winter.

Financial report. A financial summary through July 2011, a projected 2011 year-end with a comparison from 2004 through 2010, and a 2012 Budget had been mailed to all owners. All of the 2011 dues have been paid in full. The Association dues are \$325 per property or unit per year which comes to an operating budget of \$12,025. The 2011 budget for snow removal is \$8,000 which is 75% of the total budget. To date \$8,300 has been spent with November and December still to go. If it does not snow early in the winter, the Association would be close to budget. The reserves of \$16,000 at the end of 2007 have decreased each year. The decrease has been from the cost of snow removal, the removal of beetle kill trees required by the Town, and the planned crack fill and seal coat of the roadway in 2010. At this time the reserves at the end of 2011 were projected to be below \$2,000.

There have been discussions with The SunGate Association manager regarding contributing toward snow removal and street maintenance. There has been no interest expressed from them at this time. Further research would be done to determine if they have any legal responsibility based on the easement for the roadway and access.

A proposal for tree removal was received for \$2,900. This was for the removal of one large tree for \$1,000, to remove all the dead trees behind the houses for \$1,000 and \$900 to remove the trees behind the Lodge. The Association accepted the bid for \$1,000 for the removal of the large

tree only and did not proceed with the other part of the bid. The trees in question are dead and not subject to required removal by the Town of Frisco.

There was a discussion regarding building the reserves back up to at least \$5,000. The next reserve expenditure will be in 2015 for projected road work at an estimated cost of \$4,400. The annual dues are \$325 so the idea of either raising the dues or having a onetime assessment of \$100 should be considered at this meeting. *There was a motion approved to have a onetime assessment of \$100 assessed in January 2012 with one property opposed.*

Owner comments. There was an owner question regarding what type of landscape work would be permitted in the common area behind their property. The documents say that you are not allowed to do anything without permission from the Association first. Removal of weeds and dead saplings would be allowed. There was some concern about the care and upkeep of the front area of some properties. The Association has the power to enforce the rules by fines, liens and having a hearing in front of the Board. The best way to resolve the problem would be to call the owners first to try and resolve the problem. A complaint was mentioned about the number of renters that can occupy a house. It has caused parking problems. The best approach would be to contact the owner directly first and if that does not solve the problem other options are available. An owner asked if it would be allowable to install speed bumps or a dip in the road. This would be possible but it is expensive and would make snow removal more difficult. The Board may take this under consideration in the future.

The Lodge had several important issues that they felt should be addressed. Their concerns were the illegal use of their private dumpster by non-Lodge residents, parking of vehicles by non-Lodge owners and renters, and pet waste on their property. Suggestions are to talk to the violators to explain the problem, tag the vehicle, or call the Town of Frisco Police. A notice will be included in the annual mailing to remind all owners to not use the private property of the Lodge and to make sure their guests and renters are aware of this.

The Town of Frisco Police has a Community Service Department that you can contact if you have any problems with parking, noise, illegal dumping, etc. Call the Frisco Police non-emergency number (970) 668-3579. Do not call 911 unless it is a true emergency!

Election. There was one position open on the Board of Directors as the term held by Gary Thornberg expired at this meeting. *A motion to nominate and elect John Ewing, 329B Streamside Lane, to a three year term was unanimously approved.*

2012 Annual Meeting date. The next Annual Meeting has been scheduled for Friday, August 31, 2012 at 10 AM. A notice of the Annual Meeting will be mailed to all owners.

The Annual Meeting was adjourned at 11:34 PM