

**THE CREEK AT FRISCO HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 2, 2019**

I. CALL TO ORDER

The Creek at Frisco Condominium Association Annual Homeowner Meeting was called to order at 10:03 a.m. in the Frisco Senior Center.

Board Members Present Were:

Ruthann Moomy, Treasurer, #334C Steve Russell, Secretary, #305

Homeowners Present Were:

Lana Russell, #305 Gary Thornberg, #320A
Mark Ewing, #329B Cindy & Daryl Craft, #301
Gerri Walsh, #LRB106 Kerry Owens & Doug Sullivan, #309
Carol & Barry Rumack, #313 Ryan Weber, #312
Kim & Dan Dyer, #317 John Gerlach, #329A
Phillipe Menu, #326B

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resource transcribed the minutes from recording.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Notice of the meeting was sent. With 12 units represented in person and 17 proxies received a quorum was confirmed.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Gary Thornberg moved to approve the minutes of the August 8, 2018 Homeowner Meeting as presented. Doug Sullivan seconded and the motion carried.

IV. PRESIDENT'S REPORT

Steve Russell reviewed highlights of the past year. There was major snow removal. The budget of \$9,580 was exceeded but there were positive comments about the service provided. Lot 10 was purchased by Ryan Weber and he intends to build.

V. TREASURER'S/FINANCIAL REPORT

A. 2018 Year-End Financials

Ruthann Moomy reported that the Association ended the fiscal year with almost \$8,000 in the Operating account and a \$678 surplus.

B. 2019 Year-to-Date Financials

Ruthann Moomy reported that as of June 30, 2019, the Association had \$9,000 in the Operating account and was \$1,400 unfavorable to budget. Snow Removal expenses were \$10,000 against a budget of \$6,880. There will be \$2,700 in additional expenses by the end of the year. The snow was pushed back in February and some snow was

moved behind the Lodge. Snow had to be hauled once at a cost of \$400. Some of the snow was removed from Lot 10 in May so the builder could break ground at a cost of \$1,395. An owner commented that there should be a process for handling such requests in the future. Ryan Weber offered to pay the expense and Steve Russell accepted the offer.

C. *2020 Budget Ratification*

Ruthann Moomy stated that there is no change to dues in the 2020 Budget.

Motion: Gary Thornberg made a motion to accept the 2020 Budget as presented. Gerri Walsh seconded and the motion carried.

VI. REPORTS OF COMMITTEES

There were no Committee reports.

VII. OWNER EDUCATION

To fulfill the owner education requirements, Deb Borel provided information in the meeting packet regarding Owner rights and responsibilities. All Association documents are posted on the website.

VIII. ELECTION OF DIRECTORS

The term of Jill Meola expired this year and she was not running for re-election. Gary Thornberg was nominated from the floor and Gerri Walsh self-nominated.

In a show of hands (including proxies), Gerri Walsh was elected to the Board. Gary Thornberg was thanked for his interest. Jill Meola was thanked for her service.

IX. UNFINISHED BUSINESS

There was no Unfinished Business.

X. NEW BUSINESS

A. *Architectural Review Guidelines*

The Summit Resort Group contract does not include involvement in the Architectural Review process. Deb Borel was excused from the meeting at 10:33 a.m. Steve Russell said the issues that have arisen are related to the architectural guidelines of the Association. Ryan Weber was asked to review his plans and intentions.

Ryan Weber said his intentions are to grow his family and business. The massing of the other buildings on the street was taken into consideration during the design process. The initial drawings were two dimensional renderings for elevation purposes. There are several areas of relief and bump outs and about 30 corners. He reviewed his three dimensional drawings. There is stone on the bottom and front façade around the garages. The sides are steel or metal shingles and natural wood, similar to the new Starbucks building by Natural Grocers. The building will be a duplex. He will live on one side and his father will live in the other half part time. Ryan confirmed that he read the Association guidelines. There was discussion about the guidelines for roof pitch

versus roof decks. Ryan said the guidelines were not clear regarding roof decks, which are flat by definition. He explained that the roof deck was an important feature because the structure basically fills the entire footprint of the lot and there is no space for a regular deck. The roof deck view is very desirable. The roof deck is designed to hold the snow load but snow will be removed if the depth warrants. There will be some low growing plant material on the roof deck. There was a request for Ryan to put in writing that trees will not be planted on the roof as they could obstruct the view of surrounding buildings. He was willing to put in writing that he will not plant anything taller than the roofline. He said it was not necessary to obtain approval from the Planning Commission since the plans are in full compliance with the Town height, setback and architectural guidelines. He believes he has satisfied all Town and Association Architectural Review requirements and guidelines. He acknowledged there is some ambiguity in the guidelines related to the roof deck, but he is doing something unique that is not a detriment to the neighborhood. In terms of materials, the structure is 80% – 90% wood sided. The Town requires garages, which are on the first floor. He noted that a conventional 12/12 roof pitch would make the third floor uninhabitable. Removing the third floor would reduce the living space by almost 50%. The total square footage of living space is 1,955 in the east unit and 2,300 in the west unit. He anticipates this property will substantially improve resale values in the neighborhood. The Town classified the structure as three stories about two months ago. Steve Russell said he was told that as of last Friday, the Town determined that he filed under a different set of codes and the structure might be considered four stories.

Steve Russell said based on what he heard this morning, Ryan will be having more discussion with the Town of Frisco. The Board will determine if the proposal follows the guidelines and is acceptable to the community. Owners were encouraged to provide comments to the Board.

Deb Borel rejoined the meeting at 11:15 a.m.

B. Private Road Status

The street is private, 50' wide and is not maintained by the Town. In order for the road to be in Town compliance, it should be 60' wide. The Assistant Director of Public Works indicated that if the owners are willing to sign a petition, it can be submitted to the Public Works Department and County Commissioners for approval. Deb Borel noted that bringing the road up to code may be required before the Town will take it over.

Ruthann Moomy noted that the Sport Chalets property at the end of the street has no driveway onto Streamside Lane and it is not in the Association. The parking lot behind the commercial structures exit onto Streamside Lane. The Association should not be responsible for the street beyond that driveway. A previous Board member told her that the Town had agreed to take responsibility for that section of the street, which may be wider. If the entire street is turned over to the Town, the Association will no longer be responsible for maintenance, plowing and asphalt replacement.

C. Future Walking Path

An owner commented that the Town had been considering building a walking trail on the north side of the property. He voiced his objection to this plan. It was noted that the trail would be on the Town right of way. It is not known if it is in the plans.

D. Snow Removal

There was general discussion about snow storage.

Action Item: Deb Borel will ask Bobby Cat to utilize the 10' snow storage in the front yards of all the properties.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, August 8, 2020 at 12:00 p.m. Lunch will be served.

XII. ADJOURNMENT

Motion: A motion was made to adjourn the meeting at 11:43 a.m. John Gerlach seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature