

**The Creek at Frisco
Annual Owners Meeting
August 28, 2015**

I. Call to Order

The meeting was called to order by John Gerlach at 10:07 am in the Mt. Royal Room in the County Commons Building

Board members present were:

John Gerlach, Unit 3291
Joy Warnick, LRB Unit 107
Ruthann Moomy, Unit 3343

Owners present were:

John and Elizabeth Ewing, Unit 3292
Nancy Gerlach, Unit 3291
Hank and Ann Parkhill, Unit 3342
Liz and Paul Steil, Unit 3341
Robert and Shirley Jeffries, Unit 3050
Philippe Menu, Unit 3262

Representing Summit Resort Group were Deb Borel, Kevin Lovett and Mike Kellett.

II. Introductions / Proof of Notice / Quorum

Notice of meeting was posted on the website and mailed to Owners on July 28, 2015. Owner's introduced himself or herself. With eight properties represented in person and 15 by proxy, a quorum was confirmed.

III. Review of Minutes of Last Meeting

Joy Warnick made a motion to approve the minutes from the August 29, 2014 Annual HOA meeting with two changes regarding spelling of names. Hank Parkhill seconded and the motion carried.

IV. President's Report

John Gerlach reported on the following:

The major event of this year was the unexpected news of the Association's HOA Property Manager, Mountain Systems, in fiscal management problem with another HOA. Upon the Owner of Mountain System's arrest, the Board immediately began to verify account balances and seek a new Property Management Company. The Association is now under contract with Summit Resort Group (SRG). John feels that SRG has been very helpful to the Association in making a smooth transition.

The Creek at Frisco's main HOA property concern is the Association road, and the cyclical nature of snow. This year, so far, has turned out to be mild. However, the Association still faces issues of ice build-up, plowing frequency, snow storage and resealing. On the advice of asphalt companies, the Board agreed to postpone the street seal coat until the spring of 2016. The Association had three reasonable bids, with the low bid of \$4,425, \$975 under budget of \$5,400.

Two problems seem to persist:

1. Overnight street parking is posted on Streamside Lane is not permitted between midnight and 11:00 am.
2. Tenants with dogs – No pets owned by persons other than Owners are permitted anywhere on the property. Owner, please responsibly pick up after your pets.

The Dumpster at the Lodge at Riverbend is for their owners only.

V. Treasurer's / Financial Report

Kevin Lovett reported on July 31, 2015 close as follows:

- July 2015 close financials report that the association has \$16,625 in Operating.
- The P & L reports that the association is \$1,028 under budget at July 2015 close.
- The Owners and Management discussed areas of variance
- Kevin directed Owners to the website for governing documents, financials and meeting minutes.

2016 Budget

- The Owners reviewed the proposed 2016 budget and discussed changes.
- There is no proposed increase to dues
- Ruthann Moomy made a motion to approve the 2016 budget as presented. Hank Parkhill seconded and the motion carried.

VI. Owner's Forum

- A. Hank Parkhill asked about the snow removal contract. Kevin Lovett explained that this is the first year that SRG will be negotiating for a service provider for snow removal. Most snow removal contracts state that three inches or more in a 24 hour period triggers a plow. The goal is to provide a passable street. Jerry Lord has been providing snow plow service for several years, and is interested in continuing to plow for the 2015-2016 season. He has stated that there will be no increase in rate for this season. Hank does not care for the current contractor and would like to change. All others present were satisfied with the current snow removal contractor. Joy Warnick proposed that SRG manage the snow issues. Homeowners present agreed that the scope of snow removal would not change based on time of year. SRG will monitor this and make sure the plowing is not excessive. SRG will obtain bids for the snow removal.

Owners will be reminded that that there is a snow storage easement 10 feet from the road on each lot. Joy Warnick made a motion that the snow removal contractor would remain the same and that the scope regarding snow removal would remain the same, regardless of the time of year.

John Ewing seconded and with all but Hank in favor, the motion carried.

- B. Philippe Menu said that some tenants have pets, and he feels that a notice needs to be posted regarding this. SRG will place this in the post meeting mailer along with the snow storage easement reminder.

VII. Old Business

No Old Business was discussed.

VIII. New Business

No New Business was discussed.

IX. Election of Directors

The term of Ruthann Moomy have expired. She has indicated her willingness to run again. Joy Warnick made a motion to nominate Ruthann for another term on the Board. Hank Parkhill seconded. There were no other nominations from the floor. Ruthann was elected by acclamation.

X. Next Meeting Date

The next annual HOA meeting is scheduled for Friday, August 19, 2016.
Location to be determined.

XI. Adjournment

With no further business, John Gerlach made a motion to adjourn at 10:58 am.
Joy Warnick seconded and the motion carried.

Approved by

Date