

**The Creek at Frisco
Annual Owners Meeting
August 19, 2016**

I. Call to Order

The meeting was called to order by John Gerlach at 10:03 am in the Mt. Royal Room in the County Commons Building

Board members present were:

John Gerlach, Unit 3291
Jill Meola, LRB Unit 202
Ruthann Moomy, Unit 3343

Owners present were:

Joy Warnick, LRB 107
Eileen Huff, LRB 205
Gary and Arlene Thornberg, Unit 320A
Phillippe Menu, Unit 326B
Nancy Gerlach, Unit 329A
Hank and Ann Parkhill, Unit 334B

Representing Summit Resort Group was Deb Borel.

II. Introductions / Proof of Notice / Quorum

Notice of meeting was posted on the website and mailed to Owners on July 19, 2016. Owner's introduced himself or herself. With 8 properties represented in person and 17 by proxy, a quorum was confirmed.

III. Review of Minutes of Last Meeting

Ruthanne Moomy made a motion to approve the minutes from the August 28, 2015 Annual HOA meeting as presented. Joy Warnick seconded and the motion carried.

IV. President's Report

John Gerlach reported on the following:

- This has been a quiet year.
- He welcomed the new homeowners in LRB
- He stated that there is a new home being built in the neighborhood
- Asphalt work is complete. Additional cracks will be filled, as well as the junctions between the concrete and asphalt.
- The snow removal company that performed services at The Creek in 2015-2016 has left Summit County. There will be a new company hired for this season. They will be made aware of the drainage problem areas at LRB. They will also be made aware of the snow storage locations.
- John thanked SRG and the current Board of Directors

- He also thanked Joy Warnick for her service on the Board

V. Treasurer's / Financial Report

Deb Borel reported on July 31, 2016 close as follows:

- July 2016 close financials report that the association has \$18,091.83 in Operating.
- The P & L reports that the association is \$495.80 over budget at July 2016 close.
- The Owners and Management discussed areas of variance
- Deb Borel directed Owners to the website for governing documents, financials and meeting minutes.

2017 Budget

- The Owners reviewed the proposed 2017 budget and discussed changes.
- There is no proposed increase to dues
- Ruthann Moomy is in favor of increasing dues by \$1,000 annually to have the funds in the bank when it comes time to seal the roads every 5 years.
- Hank Parkhill does not agree to a dues increase, but would rather have a special assessment.
- Hank Parkhill made a motion to evaluate the condition of the road at the 2020 Annual meeting to determine whether or not seal coating would be necessary in 2021. Gary Thornberg seconded and the motion carried.
- Ruthann Moomy made a motion to approve the 2017 budget as presented. Gary Thornberg seconded and the motion carried.

VI. Owner's Forum

- A. Per the Declaration, Owners are not required to landscape their yards. All Owners are required to keep their yards free of noxious weeds.
- B. Entrance – John Gerlach asked if Owners would be in favor of improving the entrance area sign. Owners present agreed that the Association would not spend money to landscape the entrance.
- C. Hank Parkhill pointed out that there are pet restrictions for rentals at The Creek at Frisco, and Owners are violating them. Ruthann Moomy will call Owners who are in violation to remind them that tenants are not permitted to have pets. An email will be sent to all Owners reminding them of this.

VII. Old Business

No Old Business was discussed.

VIII. New Business

No New Business was discussed.

IX. Election of Directors

The term of Jill Meola has expired. She has indicated her willingness to run again. Joy Warnick made a motion to nominate Jill Meola for another term on

the Board. Hank Parkhill seconded. There were no other nominations from the floor. Jill was elected by acclamation.

X. Next Meeting Date

The next annual HOA meeting is scheduled for Friday, August 18, 2017.
Location to be determined.

XI. Adjournment

With no further business, Hank Parkhill made a motion to adjourn at 11:06 am.
Joy Warnick seconded and the motion carried.

Approved by

Date