

**The Creek at Frisco
Annual Owners Meeting
August 11, 2017**

I. Call to Order

The meeting was called to order by John Gerlach at 10:07 am in the Loveland Room at the Frisco Senior and Community Center.

Board members present were:

John Gerlach, Unit 329A
Jill Meola, LRB Unit 202

Owners present were:

Gary Thornberg, Unit 320A
Nancy Gerlach, Unit 329A
Hank and Ann Parkhill, Unit 334B
Steve and Lana Russell, Unit 305

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

II. Introductions / Proof of Notice / Quorum

Notice of meeting was posted on the website and mailed to Owners on July 11, 2017. Owners and Management introduced themselves. With 5 properties represented in person and 18 by proxy, a quorum was confirmed.

III. Review of Minutes of Last Meeting

Gary Thornberg made a motion to approve the minutes from the August 19, 2016 Annual HOA meeting as presented. Steve Russell seconded and the motion carried.

IV. President's Report

John Gerlach reported on the following:

- This has been a quiet year.
- The Board has decided to use the snow removal company that has provided the service for the last couple of years again in 2017-18.
- John thanked SRG and the current Board of Directors

V. Treasurer's / Financial Report

Deb Borel reported on the following:

- December 2016 fiscal year end close reports that the HOA had \$10,414.34 in the Operating account.
- December 2016 Profit and Loss reports that the HOA closed the fiscal year \$311.15 over budget in Operating expenses.
- July 31, 2017 close financials report that the association has \$10,920.08 in the Operating account.
- The P & L reports that the association is \$3,456.92 over budget at July 2017 close. The main reason for this overage is snow removal.

- The Owners and Management discussed areas of variance.
- Deb Borel directed Owners to the website for governing documents, financials and meeting minutes.

2018 Budget

- The Owners reviewed the proposed 2018 budget and discussed changes.
- There is no proposed increase to dues.
- Hank Parkhill made a motion to approve the 2018 budget as presented. Gary Thornberg seconded and the motion carried.

VI. Owner's Forum

- A. Front Entrance – Hank Parkhill recommended that the front entrance area be repaired from damage resulting from the recent construction. Steve Russell suggested that SRG call the Owner and ask him to have his landscapers repair the damage.
- B. Rentals – Renters are parking on the street overnight, which is prohibited. Owners discussed options for discouraging this. An email will be sent to owners telling them that street parking between 11:00 pm and 6:00 am is prohibited, and vehicles will be towed if parked on the street during those times. In the email, owners will also be reminded that tenants are not permitted to have pets. This information will also be placed in the Post Meeting Mailer cover letter and on statements when they go out in January. The tow company name and phone number will also be included.
- C. Any improvements made to the exterior of the homes need to be approved by the Board. Fines will be assessed if an Owner is in violation 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 John Gerlach has expired. He would like to step down from the Board. Steve Russell volunteered to serve. With no other nominations or volunteers, Steve was welcomed to the board. John was thanked for his service.

X. Next Meeting Date

The next annual HOA meeting is scheduled for Friday, August 10, 2018 at 2:00 pm at the Frisco Senior and Community Center.

XI. Adjournment

With no further business, Hank Parkhill made a motion to adjourn at 11:05 am. Gary Thornberg seconded and the motion carried.

Approved by

Date