

The Creek at Frisco  
Board Meeting Minutes – Pre Annual Meeting  
August 2, 2024

**I. Call to Order**

The meeting was called to order at 8:29 am. Board members present constituting a quorum were Theresa Dombrowski, Dan Dyer and Keith Molenaar. Representing Summit Resort Group was Deb Borel.

**II. Owners Forum**

No Owners, other than board members, were present. The meeting notice was posted on the website.

**III. Review Minutes from August 4, 2023 Board Meetings**

The Board reviewed the minutes from the pre and post 2023 annual meeting board meetings. Theresa made a motion to approve the minutes as presented. Dan seconded, and the motion carried.

**IV. Actions via Email**

Dan made a motion to approve the following actions that have been made via email since the last board meeting:

- 08/14/2023 – Post Meeting Mailer Approved
- 08/28/2023 – Approval for snow removal contract
- 11/17/2023 – Approval of Management Agreement Renewal
- 03/03/2024 – Approval of insurance renewal with Farmers
- 06/16/2024 – Approval to send Annual Meeting Notice to owners with 2025 Proposed Budget
- 06/20/2024 – Approval of 2023 Tax Returns

Theresa seconded, and the motion carried.

**V. New Business**

A. New Legislation Requirements

- i. Housing Use Restrictions – HOA's or Municipal Entities may no longer enforce occupancy restrictions that are not based on health and/or safety.
- ii. Collection Policy – the policy has changed and all HOA's must have an attorney update it. The cost is \$235. The board agreed that Altitude Law would be hired to update the Collection Policy.
- iii. Operation of a Home-Based Business – The HOA cannot prohibit a business from being conducted in the home. HOA's can regulate parking, aesthetics of the home and prohibit signage.
- iv. Non-Functional Turf – If grass dies or is removed, it must be replaced with artificial turf. Applies to municipal entities and Associations.

- A. Corporate Transparency Act (CTA) – Before December 31, 2024, all board members must be registered with FCEN (Financial Crimes Enforcement Network). Hefty fines will be assessed as well as prison

time for non-compliance. A Bylaw amendment is necessary to require registration within 30 days of being elected to the board or the new member will automatically be dismissed. The cost of amendment is \$495. There is talk of mandatory board education beginning in 2026, but nothing has passed. Theresa made a motion to approve Altitude Law to create a bylaw amendment with the CTA language in it. Keith seconded, and the motion carried. Theresa will be the responsible party on the board to register the HOA and confirm compliance.

- B. Annual Meeting Packet Review – The board reviewed the annual meeting packet and presentation.

**VI. Next Meeting Date**

- A. The next Board meeting will be held following the 2024 Annual meeting to elect officers.

**VII. Adjournment**

- A. With no further business, the meeting adjourned at 8:46 am with a motion, a second and all in favor.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_