

**THE CREEK AT FRISCO
ANNUAL HOMEOWNER MEETING
August 8, 2020**

I. CALL TO ORDER

The Creek at Frisco Annual Homeowner Meeting was called to order at 12:02 p.m. via Zoom.

Board Members Present Were:

Ruthann Moomy, President, #334
Steve Russell, Treasurer, #305

Gerri Walsh, Secretary, #106

Homeowners Present Were:

Jill & Allan Hemann, #101
Jill Meola, #202
Kerry Owens & Doug Sullivan, #309
Don Dyer, #317
David Brant, #325
John Gerlach, #329A
Ann Parkhill, #334B

Theresa Dombrowski & Bill Faith, #109
Cindy & Daryl Craft, #301
Amanda Stewart, #312
Gary Thornberg, #320A
Diane Stockton & Phillepe Manu, #326B
Chris & Linda Hermann, #333A

Representing Summit Resort Group was Deb Borel. Emma Spofford of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Notice of the meeting was verified. With 16 units represented in person and nine proxies received, a quorum was confirmed.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Gary Thornberg moved to approve the minutes of the August 2, 2019 Homeowner Meeting as presented. Don Dyer seconded, and the motion carried.

IV. PRESIDENT'S REPORT

Ruthann Moomy reviewed highlights of the past year. Following last year's Homeowner Meeting, the Architectural Review Committee was formed. All dues have been collected and there were higher snow removal expenses than expected. The new home on Lot 10 is currently under construction.

V. TREASURER'S/FINANCIAL REPORT

Treasurer Steve Russell reported on the following financial update:

A. *2019 Year-End Financials*

The Association ended the fiscal year with \$7,470 in the Operating account and an Operating Budget surplus of \$31.

B. 2020 Year-to-Date Financials

As of June 30, 2020, the Association had \$11,765 in the Operating account and was \$456 unfavorable to budget, mainly due to snow removal overages. It is anticipated that the Operating account will end the year with a balance of approximately \$7,500.

An owner requested that she be allowed access to the Association bank statements. The Board will discuss with Deb Borel how to make this possible.

C. 2021 Budget Ratification

Owners present reviewed the proposed 2021 budget. There is no increase to dues proposed.

Motion: Daryl Craft moved to accept the 2021 Budget as presented. Gerri Walsh seconded, and the motion carried.

VI. REPORTS OF COMMITTEES

A. Architectural Review Committee (ARC)

The ARC members are Gary Thornberg, Don Dyer and Daryl Craft. There is very little construction activity except for Ryan Weber's house on lot 10. It was noted that any building or landscaping changes, including tree/shrub removal in open space adjacent to building lots, requires approval from both the Town and Association (and should be obtained in that order).

There are approximately seven dead trees by the river that will be removed by the Association.

VII. OWNER EDUCATION

To fulfill the owner education requirement, Deb Borel provided information regarding the Responsibility of Owners in the meeting packet.

VIII. ELECTION OF DIRECTORS

The term of Steve Russell expired this year and he was not running for re-election. Gary Thornberg was nominated and elected to the Board by acclamation. Steve was thanked for his service on the board.

IX. UNFINISHED BUSINESS

There was no Unfinished Business.

X. NEW BUSINESS

A. Streamside Lane

Gerri Walsh reported that in order for the Town to take over and maintain Streamside Lane, the road would need to be widened to 75 feet. This widening would need to be completed before the Town could be petitioned to take it over. The Board has decided not to pursue this, as widening the road would result in loss of owners' property.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Friday, August 6, 2021 at 9:00 a.m. via Zoom.

XII. ADJOURNMENT

Motion: Steve Russell moved to adjourn the meeting at 12:37 p.m. Theresa Dombrowski seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature