

**THE CREEK AT FRISCO CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 5, 2026**

I. CALL TO ORDER

The Creek at Frisco Condominium Association Annual Homeowner Meeting was called to order at 6:03 p.m. via videoconference.

II. ROLL CALL

Board Members Participating Were:

Theresa Dombrowski, President, #109

Keith Molenaar, Treasurer, #334D

Dan Dyer, Vice President, #317

Homeowners Participating Were:

Megan Scully, #104

Daryl Craft, #301

Kerry Owens, #309

Gary Thornberg, #320A

Chris Hermann, #333B

Bill Faith, #109

Steve Russell, #305

Stephen Edgington, #312B

David Brandt, #325

Roderick Eggert, #334C

Representing Summit Resort Group was Deb Borel. The minutes were transcribed from recording by Summit Management Resources.

III. PROOF OF NOTICE & QUORUM

With units represented in person and proxies received a quorum was confirmed.

IV. APPROVAL OF MINUTES

Motion: Gary Thornberg moved to approve the minutes of the August 1, 2025 Homeowner Meeting as presented. Dan Dyer seconded, and the motion carried.

V. REPORTS OF OFFICERS

A. President's Report

The Streamside Lane crack fill and sealcoat project was completed on July 3, 2026. Following this work, a water service line at 329A Streamside Lane failed, requiring excavation more than 12 feet deep in the roadway. The Town of Frisco is working to repair the line.

A two-hour water shutoff is expected on August 6 and could affect the entire street if the isolation point cannot be used. Backfill is planned for August 7, with asphalt restoration anticipated the following week. The Town has committed to restoring the rock and underlayment beneath the roadway.

Streamside Lane is common property. Owners are reminded to notify the Board and SRG before beginning any work that may affect the roadway so that appropriate notifications can be sent to owners regarding road closures, water shutoffs, or other

impacts.

The Exit 203 interchange remains open during construction, and there have been no issues with cut-through traffic on Streamside Lane. A construction shutdown is planned for November.

Work at 101 West Main is expected to continue through November 2027. Construction vehicles that had been parking on Streamside Lane were removed after the project principals were contacted.

Action Item: Theresa Dombrowski will ask the 101 West Main contractor to raise the “No Construction Parking” sign so it remains visible during winter.

B. Treasurer’s Report

As of June 30, 2026, the Operating balance was \$27,310. The unpaid asphalt invoice is estimated at \$14,400 - \$14,500. The Association was \$2,091 favorable to budget and does not maintain a separate Reserve account. Deb Borel noted that favorable Operating results could build funds for future road work and reduce the next Special Assessment amount.

The proposed 2027 Budget included increases to Supplies and Postage (\$123), the Management Fee (5%) and Miscellaneous (\$173) to balance the budget and provide an allowance for Legal. Insurance included a 10% allowance. Snow Removal remained unchanged for the first year of an anticipated three-year contract, with 5% increases in years two and three. There were no changes to Financial Tax Return or Roads. Annual dues will be \$640, payable in January 2027.

VI. OWNER EDUCATION

Deb Borel reviewed basic owner rights and responsibilities, including voting, attending Association meetings, accessing Association records and renting or selling property. Owners with questions about Owner or Association responsibility should contact her.

VII. NEW BUSINESS

A. Water Service Lines

Chris Hermann noted that a leak between the Town water main and a home was an owner expense and repairs may cost \$20,000 - \$25,000. He said two failures have occurred within the last 12 months, and many service lines are 25 – 30 years old. Deb Borel suggested owners ask their insurance agents about available line coverage or riders.

B. Tree and Fire Mitigation Review

Dan Dyer proposed inspecting the wooded areas for dead trees and logs that should be removed. Keith Molenaar, Stephen Edgington and Gary Thornberg volunteered to join him. Both sides behind the homes and the area next to the parking lot should be included.

Action Item: Dan Dyer will coordinate the inspection and report the findings to Deb Borel so removal can be arranged before winter.

VIII. ELECTION OF DIRECTORS

Dan Dyer's term expired and he was willing to serve another term. There were no other nominations from the floor.

Motion: Theresa Dombrowski moved to nominate Dan Dyer for another term. Gary Thornberg seconded, and the motion carried.

IX. NEXT MEETING DATE

The next Annual Meeting will be held on August 3, 2027 at 6:00 p.m. via videoconference.

X. ADJOURNMENT

Motion: Theresa Dombrowski moved to adjourn at 6:24 p.m. David Brandt seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature