

The Creek at Frisco  
Board Meeting Minutes – Pre Annual Meeting  
August 4, 2023

**I. Call to Order**

The meeting was called to order at 8:30 am. Board members present constituting a quorum were Theresa Dombrowski and Gary Thornberg. 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 5, 2022 Board Meetings**

The Board reviewed the minutes from the pre and post 2022 annual meeting board meetings. Theresa made a motion to approve the minutes as presented. Gary seconded, and the motion carried.

**IV. Actions via Email**

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

- 08/18/2022 – Post Meeting Mailer Approved
- 10/06/2022 – Approval for snow removal contract
- 03/15/2023 – Approval of insurance renewal with Farmers
- 03/17/2023 – Approval of 2022 Tax Returns
- 06/13/2023 – Approval to remove some trees
- 06/21/2023 – Approval of 2024 budget to send to owners
- 07/03/2023 – Approval to send annual meeting notice to owners

Theresa seconded, and the motion carried.

**V. New Business**

- A. Mandatory Policy Review – The board reviewed the updated policies that were prepared by an attorney. Gary made a motion to approve the policies as presented. Theresa seconded, and the motion carried.
- B. Annual Meeting Packet Review – The board reviewed the annual meeting packet that was prepared by SRG. Deb will run the meeting and also discuss financials in Keith’s absence. Deb will present the owner education. Dan Dyer will be nominated to take place of Gary Thornberg on the board.
- C. LRB Request Regarding Dues – The LRB Board has requested that they be allowed to pay their Creek at Frisco annual HOA dues in two equal installments, the first being January 1 and the second on June 1. Gary made a motion to approve this request. Theresa seconded, and the motion carried.
- D. Paving – Gary asked the board’s opinion on funding the street seal coat with reserve or special assessment. The board members present preferred the special assessment route.

- E. Annual Meeting Date 2024 – Friday, August 2, 2024
- F. Light Pollution – Owners will be reminded that if they have exterior lights on their home to turn them off at night.
- G. Rentals need to have house numbers more visible. This will be placed on the post annual meeting cover letter. There have been instances of tenants going to an incorrect house in the middle of the night for check in.
- H. Street Traffic – there seems to be a lot of street traffic. Gary suggested adding speed humps. This will be discussed at the next board meeting.

**VI. Next Meeting Date**

- A. The next Board meeting will be held following the 2023 Annual meeting to elect officers.

**VII. Adjournment**

- A. With no further business, the meeting adjourned at 8:50 am with a motion by Theresa, a second by Gary and all in favor.

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