

THE CREEK AT FRISCO CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 6, 2021

I. CALL TO ORDER

The Creek at Frisco Condominium Association Annual Homeowner Meeting was called to order at 9:02 a.m. via Zoom.

II. ROLL CALL

Board Members Present Were:

Ruthann Moomy, President, #334C
Gary Thornberg Treasurer, #320A

Gerri Walsh, Secretary, #106

Homeowners Present Were:

Shyamala Keane, #102
Daryl Craft, #301
Kerry Owens & Doug Sullivan, #309
Sean Parchem & Susan Johnson, #326B
Chris & Linda Hermann, #333B

Theresa Dombrowski & Bill Faith, #109
Steve Russell, #305
Don Dyer, #317
John Gerlach, #329A
Keith Molenaar, #334D

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

III. PROOF OF NOTICE & QUORUM

Notice of the meeting was verified. With 12 units represented in person and 12 proxies received a quorum was confirmed.

IV. READING OF MINUTES

Motion: Gerri Walsh moved to approve the minutes of the August 20, 2020 Homeowner Meeting as presented. Theresa Dombrowski seconded, and the motion carried.

V. REPORTS OF OFFICERS

A. President's Report

Ruthann Moomy reviewed projects over the past year. Some dead trees were removed, the Board approved renewal of the management agreement and insurance policy, submitted the tax returns and approved the drafted budget for presentation to owners. JetBlack was contracted to crack fill and seal coat Streamside Lane. The sign at the south end of the street was repaired and re-installed. Asphalt sealing is scheduled for September 8th – 9th and owners with asphalt driveways can piggyback on the project by contacting JetBlack directly. The Board approved several standing policies consistent with Colorado law. The new policies were posted on the website last fall.

B. Treasurer's Report

1. 2020 Year-End – The Association ended the year with \$9,752 in Operating Cash and a net loss of \$1,627, mainly due to snow removal and dead tree removal.

2. 2021 Income Statement Year-to-Date – As of June 30, 2021, the Association had \$15,098 in Operating Cash and was \$1,919 favorable to budget in Operating Expenses.
3. 2022 Budget Ratification – The 2022 Budget included no significant changes and no dues increase. Retained earnings will drop due to the asphalt work cost. **Motion:** Steve Russell moved to accept the 2022 Budget as presented. Daryl Craft seconded, and the motion carried.

VI. REPORTS OF COMMITTEES

A. *Architectural Review Committee (ARC)*

Gary Thornberg reported that he had received a couple of ARC requests this year. The owners of #326A had their driveway replaced but there was no change to the size or shape. This owner also wants to change the paint scheme on their half of the duplex and this request is under review by the ARC. Any changes, including driveway widening, need Town approval and cannot exceed the allowed amount of impervious coverage. All external changes must be approved by the ARC. Both sides of Ryan Webber's duplex have sold.

VII. OWNER EDUCATION

Information was provided in the meeting packet outlining the powers and responsibilities of the Board and owners, particularly as related to voting.

VIII. ELECTION OF DIRECTORS

The term of Ruthann Moomy expired this year and she was not running for re-election. She nominated Keith Molenaar. Gerri Walsh seconded the nomination. There were no other nominations from the floor and Keith Molenaar was elected to the Board by acclamation.

IX. UNFINISHED BUSINESS

There was no Unfinished Business.

X. NEW BUSINESS

Owners were reminded that renters are not allowed to have pets.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Friday, August 5, 2022 at 9:00 a.m. via Zoom.

XII. ADJOURNMENT

Motion: Gary Thornberg moved to adjourn the meeting at 9:23 a.m. Steve Russell seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature