

**THE CREEK AT FRISCO CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 5, 2022**

I. CALL TO ORDER

The Creek at Frisco Condominium Association Annual Homeowner Meeting was called to order at 9:00 a.m. via videoconference.

II. ROLL CALL

Board Members Present Were:

Gary Thornberg, President, #320A	Keith Molenaar, Treasurer, #334D
Gerri Walsh, Secretary, #106	

Homeowners Present Were:

Megan Scully, #104	Theresa Dombrowski & Bill Faith, #109
Eileen Huff, #205	Daryl Craft, #301
Doug Sullivan & Kerry Owens, #309	Dorothy Auth, #312B
Barry Rumack, #313	Kim & Daniel Dyer, #317
David Brandt, #325	Stover, #326A
Sean Parchem, #326B	Carol Ewing, #329B
Chris & Linda Hermann, #333B	Ruthann Moomy, #334C

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

III. PROOF OF NOTICE & QUORUM

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

IV. READING OF MINUTES

Motion: Gary Thornberg moved to approve the minutes of the August 6, 2021 Homeowner Meeting as presented. Ruthann Moomy seconded, and the motion carried.

V. REPORTS OF OFFICERS

A. President's Report

Gary Thornberg presented the following President's Report:

- The last duplex was completed and occupied in 2021.
- It was an average snow year.
- This year there has been a lot of maintenance in units.
- He reminded owners that any change of paint color requires Board approval.
- There has not been any major tree removal.
- Several units have sold.
- There have been issues with renters bringing dogs, which is not allowed.
- Owners are encouraged to notify management if they see renters with pets.
- Owners are reminded to pick up after their pets.
- Three new policies for Collection of Unpaid Assessments, Conduct of Meetings and Enforcement for compliance with new legislation will be drafted and posted on the website once approved.

B. Treasurer's Report

1. 2022 Income Statement Year-to-Date – As of June 30, 2022, the Association had \$9,915 in Operating Cash and was \$95 unfavorable to budget in Operating Expenses.
2. 2023 Budget Ratification – The 2023 Budget included a \$25/unit/year dues increase and increases to the Management Fee (\$200/month) and Snow Removal (\$625) line items.
Motion: Gerri Walsh moved to accept the 2023 Budget as presented. Gary Thornberg seconded and the motion carried.

VI. REPORTS OF COMMITTEES

There were no committee reports.

VII. OWNER EDUCATION

Information was provided in the meeting packet regarding condominium owner responsibilities.

VIII. ELECTION OF DIRECTORS

The term of Gerri Walsh expired this year and she was not running for re-election.

Motion: Eileen Huff moved to elect Theresa Dombrowski to the Board. Gerri Walsh seconded, and the motion carried.

IX. UNFINISHED BUSINESS

David Brandt said there are a lot of dead trees by the creek and asked who was responsible for removing them. Gary Thornberg said the creek is open space and is controlled by the Town of Frisco but owners are responsible for removal of deadfall.

Ruthann Moomy said the Fire Department can provide recommendations for defensible space. Deb Borel commented that the Fire Department will require removal of trees that are close to buildings or gas meters and once these trees have been identified, removal is no longer optional.

X. NEW BUSINESS

There was no other discussion.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Friday, August 4, 2023 at 9:00 a.m. via videoconference.

XII. ADJOURNMENT

The meeting was adjourned at 9:24 a.m.

Approved By: _____

Board Member Signature

Date: _____