

THE CREEK AT FRISCO CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 4, 2023

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
Theresa Dombrowski, Secretary, #LRB109

Homeowners Present Were:

Megan Scully, #LRB104	Steve Russell, #305
Daryl Craft, #301	Doug Sullivan & Kerry Owens, #309
Erin Woodruff, #312A	Dorothy Auth, #312B
Kim & Daniel Dyer, #317	Sean Stover, #326A
Sean Parchem, #326B	John & Jeanie Gerlach, #329A
Randy & Judy Marquardt, #333A	Chris & Linda Hermann, #333B
Rod Eggert, #334C	

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resources transcribed the minutes from the recording.

III. PROOF OF NOTICE & QUORUM

Notice of the meeting was sent on July 4, 2023. With 15 units represented in person and 13 proxies received a quorum was confirmed.

IV. READING OF MINUTES

Motion: Gary Thornberg moved to approve the minutes of the August 5, 2022 Homeowner Meeting as presented. Steve Russell seconded, and the motion carried.

V. REPORTS OF OFFICERS

A. President's Report

Gary Thornberg said it was a good snow year, rainy spring, and a cool summer. There have not been any major issues with the property. There was one renter who arrived late and banged on the wrong door.

B. Treasurer's Report

1. 2023 Income Statement Year-to-Date – As of June 30, 2023, the Association had \$10,548 in Operating Cash and was \$1,095 unfavorable to budget in Operating Expenses, mainly due to higher snow removal costs.

2. 2024 Budget Ratification – The 2024 Budget included a \$75/unit/year dues increase based on increases to the Management Fee, Grounds, Insurance, Snow Removal and Miscellaneous line items.
Motion: Daryl Craft moved to accept the 2024 Budget as presented. Theresa Dombrowski 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 the “Pay as You Throw and Universal Recycling” program, which will be implemented by the Town of Frisco in October. It mandates recycling and there will be penalties for contamination of the recycling materials. More information is available on the Town of Frisco website.

VIII. ELECTION OF DIRECTORS

The term of Gary Thornberg expired this year, and he was not running for re-election.
Motion: Gary Thornberg moved to nominate and elect Daniel Dyer to the Board by acclamation. Kerry Owens seconded, and the motion carried.

IX. UNFINISHED BUSINESS

There was no unfinished business.

X. NEW BUSINESS

Sean Stover asked if rental guests are required to comply with Article 14 in the Covenants, which addresses noise and trash. Deb Borel explained that the unit owner is responsible for the behavior of their rental guests. Sean commented that there is no monitoring of rental guests if the owner is not on site. Deb responded that there have not been any complaints from the property this year. If there are complaints, she contacts the unit owner. Noise complaints should be reported on the short-term rental hotline. Sean said he has experienced issues with parking, noise, and security. Deb encouraged him to report specific instances to her. Owners are reminded to ensure their renters are complying with all the rules and that their unit numbers are clearly visible.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Friday, August 2, 2024 at 9:00 a.m. via videoconference.

XII. ADJOURNMENT

The meeting was adjourned at 9:25 a.m.

Approved By: _____

Board Member Signature

Date: _____