

**THE CREEK AT FRISCO CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 2, 2024**

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 Participating Were:

Theresa Dombrowski, President, #109

Dan Dyer, Vice President, #317

Keith Molinaar, Treasurer, #334D

Homeowners Participating Were:

Eileen Huff, #205

Judy Williams, #209

Kerry Owens & Todd Burns, #309

Jonathan & Erin Woodruff, #312A

Stephen Edgington, #312B

Barry Rumack, #313

Kim Dyer, #317

Chuck Law, #320B

David Brandt, #325

Susan Johnson & Sean Parchem, #326B

Elizabeth & Mark Ewing, #329B

Linda & Chris Hermann, #333A

Ruthann Moomy & Roderick Eggert, #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 sent on July 2, 2024. With 20 units represented in person and proxies received a quorum was confirmed.

IV. READING OF MINUTES

Motion: Theresa Dombrowski moved to approve the minutes of the August 4, 2023 Homeowner Meeting as presented. Judy Williams seconded, and the motion carried.

V. REPORTS OF OFFICERS

A. President's Report

Theresa Dombrowski reported that there was not a lot of activity in the past year. Speed limit signs was installed on the street. She spoke to the Town of Frisco about the asphalt patch on Creekside. There is a section of road that has not been sealed and it is due to be paved in 2027. Owners are encouraged to report potholes. Creekside is scheduled for resealing in 2026.

B. Treasurer's Report

Keith Molinaar reviewed the financial reports as of June 30, 2024:

1. 2023 Income Statement Year-to-Date – As of June 30, 2024, the Association had \$13,389 in Operating Cash and was \$3629 favorable to budget in Operating Expenses.
2. 2025 Budget Ratification – The 2025 Budget included a \$50/unit/year dues increase based on increases to the Management Fee, Grounds, Insurance, Snow Removal and Miscellaneous line items. The dues increase will be effective January 1, 2025.

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 was implemented by the Town of Frisco last October. It mandates recycling equivalent to 50% of the trash volume.

VIII. ELECTION OF DIRECTORS

The term of Keith Molinaar expired this year, and he was willing to run for re-election. There were no other nominations from the floor.

Motion: Theresa Dombrowski moved to nominate and elect Keith Molinaar to the Board by acclamation. Eileen Huff seconded, and the motion carried.

IX. UNFINISHED BUSINESS

There was no unfinished business.

X. NEW BUSINESS

A. Road Maintenance Funding Discussion

Historically, the Association has levied a Special Assessment every five years to pay for road maintenance. It is usually \$300 - \$500 per owner. Another option would be to include the expense in the dues. It was agreed to continue to fund road maintenance through a Special Assessment.

B. Investment of Association Funds

There was a suggestion to invest the Association funds in an interest-bearing account. The Board will add this topic to their next agenda.

C. Redevelopment of 101 West Main

Erin Woodruff mentioned that the Town of Frisco has signed an agreement to build workforce housing on the current site of the 101 West Main building. The Town has approved a variance on the number of parking spots required per unit. She anticipates this could cause problems with cars parking on Creekside Drive. The Town has indicated they will put in more signage. Owners are encouraged to call the towing company if they see illegally parked cars. Deb Borel said cones could be placed at the end of the road with a sign “Residents Only” or “Not a Through Street” if parking and traffic becomes an issue in the future.

D. Renters with Pets

Dan Dyer said there have been issues with short term renters bringing pets that are not kept on leashes or create a noise disturbance. Owners are reminded that renters are not allowed to bring pets.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Friday, August 8, 2025 at 9:00 a.m. via videoconference.

XII. ADJOURNMENT

The meeting was adjourned at 9:34 a.m.

Approved By: _____ Date: _____
Board Member Signature