

Cabin Creek Homeowners Association

Winter 2019 Homeowner Meeting Minutes

December 20, 2019 - 4:00 PM

145 Sunset Drive, Unit 3

Cabin Creek Board of Directors

- Ed Carter
- John Bahde
- Joshua Dahl

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Administrator

Cabin Creek Homeowners in Attendance:

- Ed Carter
- Kathy and John Bahde
- Annette and Fred Barta
- Elaine Cowger
- Bob Starekow*
- Angus and Gail Morrison*
- Mary and Joe Wenner**

*Present via teleconference

**Present by proxy to Ed Carter

1. Roll Call; Determine Quorum

The meeting began at 4:05 PM. A quorum was established with the above homeowners in attendance.

2. Financial Report

a. Review 2019 Actuals to Budget

Steven began by reviewing the 2019 budget vs actuals line by line. Homeowners periodically spoke up on certain issues to discuss whether they should be adjusted for 2020.

When discussing the landscaping line item, homeowners requested that lawn mowing begin earlier in the year. Weather permitting, lawn mowing is scheduled to begin in mid-June.

Homeowners discussed the option to remove grass completely for an alternative natural look, such as xeriscape or bark. Some like how the grass sets the association apart from others nearby, but they agreed that it would be a decrease in expenses after installation. No decision was made but it was requested that this topic would be touched on again at the next meeting.

It was asked if Alpine Edge would be willing to periodically check on properties that were usually vacant. Steven explained how this would increase the management fee quite a bit, and not benefit most of the homeowners who reside in the association. He reviewed the Alpine Edge Home Check program which would be a more suitable fit for individual homeowners who would be interested in that type of service. A homeowner mentioned that in emergency situations, Alpine Edge has been quick to react in emergency situations.

The adjacent streets are repaired periodically and a nearby HOA has asked for Cabin Creek to start contributing financially to seal coating. Cabin Creek did contribute back in 2005, but since they had no say in any details, a new agreement was made that omitted Cabin Creek from this sort of arrangement. Alpine Edge to search for the letter specifying these conditions.

b. Review and Ratify 2020 Budget

Line item 6065 Maintenance & Repairs contains a hot tub maintenance expense. This should be moved to either the Hot Tub Maintenance or Repairs line items.

The word "Irrigation" should be removed from line item 6095.

MOTION: All of the homeowners voted in favor of approving the proposed 2020 budget.

3. 2019 Summer Projects

If time, energy, or finances are put toward cleaning up the creek in 2020, the HOA across the way and Town of Frisco should be contacted to request them to contribute.

Fred & Ed were able to save the association money by striping the parking lot themselves last summer.

4. New Business

a. Decommission and Removal of Community Hot Tub

MOTION: The homeowners voted in favor of decommissioning and removing the association hot tub. Alpine Edge will reach out to Summit County Hot Tubs for a price quote on this.

i. Review Hot Tub Club Options

After voting in favor of removing the hot tub, homeowners wanted to provide the option for those in favor of having a hot tub to do so on the condition that they cover expenses, liabilities, and responsibilities. The association could license the ground necessary if they could agree on terms. There was some concern about new laws and inspections that a new hot tub may trigger, as the existing hot tub was grandfathered into recent town regulations.

MOTION: Homeowners voted to support the formation of a Hot Tub Club (HTC) in the future if any individuals feel the desire to spearhead the installation & maintenance of a hot tub private to the HTC. Any such owner would be required to bring a comprehensive written proposal to the Board for them to consider. This motion was made, seconded, and approved: six (6) for; one (1) against.

b. Review Private Hot Tub Options

The question was raised whether owners can install their own private hot tubs.

MOTION: The Owners do not support construction of private hot tubs on, or near the decks at the rear of Units. This motion was made, seconded and approved: six (6) for; one (1) against.

MOTION: The HOA's Declarations should be amended to include a clause(s) that prohibits construction of private hot tubs on, or near the decks at the rear of Units. This motion was made, seconded and approved: six (6) for; one (1) against.

2. Potential Summer 2020 Projects

a. Asphalt Parking Lot Replacement

Association sidewalks and parking lot asphalt may need to be replaced in the near future. Alpine Edge received a quote to replace all sidewalks for \$10,500. Replacing the parking lot asphalt at the same time

would cost upwards of \$30,000. It was agreed that sidewalks should be repaired piecemeal on a case-by-case basis, and the parking lot doesn't quite need to be replaced yet.

Alpine Edge received a bid to fix damaged sidewalk at unit 135 for \$1,500. They will move forward with this repair as soon as weather permits.

3. Adjournment of Winter Meeting

The meeting was adjourned at 5:45pm.