

Cabin Creek 2016 Summer Meeting Minutes

7/3/2016

Attendance: Owners Present: Annette and Fred Barta, Kathleen and John Bahde, Ed Carter, Joann and Bruce James

Alpine Edge Present: Steven Frumess and Josh Tischler

Meeting commenced at 5:04 pm at Annette and Fred's Condominium. The group waited 10 minutes for Bob Scarecow and Paul Chestovich to call in to the meeting, but they never did so we proceeded with the agenda.

Fred discusses approval for the December minutes, this was then seconded and minutes were approved.

2016 Annual Budget

Annette brings the 2016 budget to order. Fred references the plowing line item that appears to be high and acknowledges that we will probably end up under budget, as we only have November and December left in the calendar year. We will adjust this down for 2017 budget. Fred acknowledges that the repair and maintenance line item is well above the budget due to a collapsed beam that needed to be removed. This part of the budget will have to increase slightly for 2017, as we have 11 remaining beams. The cost of removal was approximately \$1200. There is then a motion to not replace any beams until at which time they need removal due to damage or are causing safety issues. Motion is seconded.

Fred speaks about how Cabin Creek HOA has an obligation to pay for 1/12th of the snow removal on sunset drive and occasionally we get billed {often late - sometimes in the summer}, so we have to take that into account when doing the budget.

It's then discussed that "roof shoveling" will now be on the budget as "roof maintenance" as a line item, as we should now proceed with clearing the drains and gutters multiple times per year. Even though repairs have been made to the roof, we will still plan on shoveling four or so plus times a year based on snow amounts. We will use a plastic shovel to avoid causing damage to the roof tops.

It is also noted that Insurance review will be needed before the years end. Alpine Edge plans on contacting the HOA (Allstate) insurance after the manufacturer's inspection of the roof top.

Fred mentions about how the hot tub base may need some repairs, and states that he plans to speak with Maximum Comfort about the base of the hot tub.

Fred discusses the roofing repairs that are currently taking place and says how there is a six thousand dollar cushion for any unforeseen expenses that come up. Any overages

from the repairs will appear on the reserves. Because there is still a lot of work to do on the roofs, all other maintenance is on hold unless there is an emergency until we see any unplanned roof repairs.

A motion is then given to approve the 2016 budget. Motion is seconded.

Summer 2016 new roof installation

Alpine edge gave an update as to what has taken place for the roofing repairs. Steven F. explained that everything has gone according to plan so far except for some rotten plywood that was discovered and replaced on building 125. The added expense was only \$56.

Fred then discussed that Frisco required the HOA to receive a building permit for \$900.00. He wants to ensure that the town of Frisco is stopping by for routine inspection during roofing repairs.

Allstate, and the town of Frisco will be contacted as soon as the roofing repairs are completed.

New Business

It was mentioned that a carpet cleaning truck for 145 # 3 had backed up onto Cabin Creek lawn, which left a brown circular spot. Ed Carter's unit was being cleaned, and he will contact company regarding this issue.

It was discussed that Elaine and Jack had purchased sprinklers with an automatic timer to irrigate the grass.

2017 Capital improvements

Treads for Ed Carter's stairs need to be redone. It was then discussed that this can be done in summer 2017 along with other capital improvements.

Fred then brings up if the HOA should cover all exterior improvements or if this should be done for the common areas. Alpine Edge explains that we must resort to the CCR's to answer these questions. Steven will review and get back to the board.

A motion is then proposed to fix Jack and Elaine's outside deck. The motion is seconded.

Fred and Annette then bring up the possibility aged corrugated metal for siding for the lower portion of Cabin Creek during the 2017 improvements. Other complexes that have been built over the past 4 years have this type of accent siding, and it may cut down on future maintenance costs.

It was then asked by several homeowners what exactly is included on the future capital improvement excel sheet. Does the \$26,000 cover siding repairs and painting, or does it just include painting (including window trim, decks, rails). This is further questioned by all of the HOA members and Alpine Edge says that they will get back to the board about the exact numbers for each part of the improvement.

Ed Carter then creates a motion on have a vote among the home owners for the siding work and exterior painting for the three buildings once Alpine Edge clarifies the numbers. This needs to be done in a timely matter; after the roof installation is complete and inspected. Motion is then seconded.

No other business.

Meeting is adjourned at 6:06 pm.