

Cabin Creek Homeowners Association

2020 Summer Homeowner Meeting Minutes

Thursday, July 2nd, 2020 - 4:00 PM

Remote via GoToMeeting

Cabin Creek Board of Directors Attendees:

- Ed Carter
- John Bahde
- Joshua Dahl

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Administrator
- Robin Hofmann – HOA Accountant

Cabin Creek Homeowners Present:

- Ed Carter
- John Bahde
- Josh Dahl
- Bob Starekow
- Angus and Gail Morrison
- Fred and Annette Barta
- Joe & Mary Wenner
 - (Ed Carter Proxy)

Attendees:

1. Roll Call; Determine Quorum

Quorum was met and the meeting began at 4:00 PM MDT.

2. Review GoToMeeting Protocol

Brett Gunhus reviewed the GoToMeeting virtual communication application and how owners would be given a chance to discuss after management presented on each topic.

3. Approve of 2019 Winter Meeting Minutes

The minutes from the 2019 Winter Meeting were distributed to the owners on July 1st. The minutes were unanimously approved.

4. Financial Report

- a. Reviewed 2020-to-Date Actuals to Budget

Bob Starekow asked if there were plans to re-paint the decks. It was reported that the Owners of 145 Sunset units, as 125 Sunset #1, 135 Sunset #1 and #2 have replaced their decks at their cost. After discussion it was decided that the Owners of the 145 Units would be responsible for their own deck maintenance moving forward.

Building 145 Owners will do some analysis on how to handle the decks and will share past precedent in terms of deck paint. Perhaps a stain would be more appropriate.

Bob Starekow (145 Sunset Unit 1) also mentioned gas heating. The Starekow's paid for it themselves with an agreement that 145 Sunset owners would reimburse him should they come online. Fred and Annette Barta (145 Sunset Unit 2) have stated they will not go gas, nor will Ed Carter (145 Sunset Unit 3). Joe Wenner (145 Sunset Unit 4) recently invested in electric heating and will likely not go with gas, per Ed Carter. The two duplexes (125, 135) are already on gas.

Josh Dahl mentioned the \$76 bank fees on the PnL and stated that if it were his fault, he would reimburse the association.

5. Review 2020 Summer Projects:

1. Spring Clean and Irrigation

The Spring cleaning began earlier this year Ongoing

2. Creek Clean Up:

The creek bed is in good condition and clean-up is not necessary this year.

3. Landscaping

John Bahde doesn't approve of the landscaping company as they do not spend very much time on site and have left a mess (grass clippings, etc) for him to pick up – although Gail Morrison mentioned that perhaps they spend quite some time cleaning cigarette butts.

Bob Starekow brought up the ongoing conversation of letting the landscape grow native and John Bahde agreed. Alpine Edge will reach out to a landscape architect for an overall landscaping proposal to present at the 2020 Winter Meeting. This will be a full community plan and not just the hot tub area.

4. Riverside/Sunset Pavement Sealing

Ed Carter suggested that the 2006 agreement w/ RPHOA be amended to read that CCHOA will not pay for the recent pavement sealing until that agreement be amended and be amended to read that CCHOA must approve of these sorts of projects before payment is made.

Bob Starekow said that we should just pay upfront and then try to renegotiate later.

Josh Dahl will take a lead on the renegotiation of the Riverside/Sunset road main entrance agreement with RPHOA

Fred asked how this may affect property taxes.

New Business:

Asphalt Parking Lot Replacement:

Deferred

6. Sidewalk Replacement (125 & 135)

Deferred

Adjournment:

The meeting was adjourned at 5:45 PM.