

CABIN CREEK HOMEOWNERS ASSOCIATION

2021 Summer Meeting Minutes

Friday, July 9th 2021

[Remote via GoToMeeting](#)

Attendance:

Cabin Creek Board of Directors

- Ed Carter
- Joshua Dahl
- Fred Barta

Alpine Edge Representatives

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

1. Welcome

A. Roll Call; Determine Quorum

A quorum was established with homeowners Angus & Gail Morrison, Elizabeth Davidson, Bob Starekow, Dave Hicks, Josh Dahl, Fred Barta, and Ed Carter in attendance. Joe Wenner was represented via his proxy which he had offered to Ed Carter.

B. Review GoToMeeting Protocol

Brett reviewed functions of the GoToMeeting platform so that owners were informed of how to participate in conversations throughout the meeting.

C. Introduction of Board & Management

Steven Frumess introduced himself and Brett Gunhus as the HOA representatives from Alpine Edge. He introduced Ed, Josh, and Fred as the Cabin Creek Board of Directors.

D. Review of 2020 Winter Meeting Minutes

Brett stated that the minutes from the 2020 winter meeting had been distributed to the owners a day in advance of the meeting via email. He asked if there were any suggested edits to make to the document before the vote to ratify the document. There were none.

i. Vote for Ratification by the Owners

Bob made a motion to approve of the document as-is. Fred seconded the motion and all owners were in favor.

2. Policy Review

A. Routine Landscaping

Steven reviewed the routine landcare service that takes place from spring through fall. Grass coverage is looking better than it has in quite awhile. The grass gets pretty long, but the landscapers have been sticking to their schedule of mowing every-other week and the constant rain has likely contributed to the growth. They'll be in the neighborhood to mow this upcoming Tuesday.

Bob agreed that it looks better than it has for awhile. He mentioned that it seems the blade is set pretty high and could be set lower to keep the lawns short without increasing mowing frequency. Alpine Edge will discuss this with the contractor.

Gail Morrison mentioned that there are aspen suckers between 125 & 135 that should be pulled.

B. Management Contact

Brett brought up Alpine Edge contact information. The best way to reach out to management is via email at HOA@AEPropertyManagement.com or over the phone during business hours – (970) 453-2334, extension 3.

i. Association Website

Brett pulled up the website and let the owners know that they can find any association files such as minutes, operating budgets, and other founding governing documents on the landing page here - aepropertymanagement.com/cabin-creek/

3. Financial Report

A. Review 2021-to-Date Actual Expenses vs Budget

Steven reviewed the expenses accrued since the winter 2020 meeting. Landscaping is the only major overage due to a landscaping project coordinated by Starekow. Despite the overages, owners seem to be happy with the work that was done.

It was pointed out that one invoice is still outstanding for the Repair & Maintenance line item.

Sunset 125, unit 2 did have some water intrusion, and it was unofficially determined that the deck was the source of the leak. Rusted metal flashing, old top trim boards & old shingle siding likely require replacement at perhaps a \$1,200 - \$1,700 estimated cost.

This repair kicked off a long discussion about the decks & whether maintenance should be the responsibility of the association or the homeowners.

Ed disputed that the Association should pay for the repairs and mentioned for historical context that owners agreed at the summer 2020 meeting that decks should be responsibility of the owners moving forward. The [Cabin Creek Declarations](#) currently state that decks are considered a limited common element as stated below –

Cabin Creek Declarations, Section 13b – Common Elements

The Association shall be responsible for the maintenance and repair of exterior surfaces of the Project, including without limitation, painting as often as necessary, the replacement of trim and caulking, the maintenance and repair of roofs, decks, and stairways, the maintenance and repair of other General Common Elements, including utility lines, and other improvements or materials located within or used in connection with the General Common Elements.

Owners deliberated over whether the decision to consider decks an owner responsibility was proposed with sufficient consideration of cases such as this one, as there was disagreement between whether the “responsibility of decking” covers just the horizontal surfaces or everything associated with the deck.

The [Colorado Common Interest Ownership Act \(CCIOA\)](#) requires that proposed amendments to the Declarations document (38-33.3-217. Amendment of Declaration) undergo an extensive ratification process including the drafting of legal verbiage, distributing to owners in advance of a special meeting, and acquiring signatures of 67% of owners in favor of the changes rather than an impromptu motion at a meeting with approval of a majority of owners in which a quorum has been established.

Josh made a motion to repair what needs to be done outside of the deck itself. The motion was not seconded.

Fred stated that if the Declarations were to be followed in this case, then dues would have to be raised dramatically in order to build the reserves account for deck repairs & eventual replacement. For sake of his argument he proposed that the Declarations stay as-is, and in order to cover the expenses to replace decks, the dues be raised to \$1,000 in order to start building the reserves account again. The motion was not seconded.

Elizabeth asked when the roof membranes were last replaced. This work was done in 2016. Josh asked that every one of the membranes be inspected. Elizabeth seconded the motioned and all were in favor.

The Board plans to make a final determination on deck responsibility allocation at the 2021 winter meeting upon review of results from the membrane inspections plus further guidance from management on these options.

4. Capital Improvements

A. Summer 2021

i. Community Landscaping Project

Bob Starekow reviewed the landscaping project that he proposed at the winter 2020 meeting. He and the rest of the owners are content with the way everything turned out.

Ed asked about the Jack Cowger memorial. Bob confirmed that the tree is there and that he still wants to install a plaque.

ii. Creek Clean-Up

Bob said that the creek looks good, and is not full of trash at this time. Gail mentioned that an owner outside of Cabin Creek but on Sunset Dr had been cleaning up the creek as he doesn't prefer to wait for the Town of Frisco to perform that service.

This has occasionally been a problem in years past so it was on the agenda but the owners feel that it is not necessary to accrue an expense for the clean-up service this year.

B. Future Improvements

i. 2022 - 125 and 135 Sidewalk Replacement

ii. 2023 - Community Parking Lot Replacement

iii. 2024 - Spot Siding Repair and Exterior Staining (as performed in 2017)

The schedule above was discussed at the 2020 winter meeting & listed out in terms of priority determined at that time. Owners now questioned whether sidewalk replacement, especially for 135 Sunset, should be prioritized over the siding repair & exterior staining which seems to have become more of a priority in the past few months. Photos of the sidewalk cracks will be circulated to the owners in advance of this year's winter meeting in order to reconsider prioritization. Next year's improvements will be determined after further discussion amongst the owners at the winter 2021 meeting.

5. Open Forum

Angus had a question about the reserve funds, but those have been exhausted. Gail welcomed new neighbor Dave to the area and others welcomed him as well.

6. Adjournment

Bob made a motion to adjourn, Josh seconded, and all were in favor.