

Cabin Creek Homeowners Association
HOA Meeting Minutes
December 22nd, 2017

1. Attendees:

Steven Frumess- HOA Representative

Homeowners: John Bahde, Angus and Gail Morrison, Elaine Cowger

Call ins: Fred and Annette Barta, Ed Carter (proxy Joe), Bob Starekow

2. 2017 Budget Performance and 2018 Proposed Budget

Refer to the two attachments from Steven's email from the meeting.

2017 Budget Notes of Interest:

- * plowing and shoveling over budget because of large amounts of snowfall and shoveling of roofs
- * sidewalk shoveling has been increased for safety reasons
- * hot tub repairs over budget
- * hot tub maintenance under budget- moved from Maximum Comfort to Alpine Edges
- * trash removal- will check with Timberline and other vendors to see if we can lower costs
- * landscaping over budget because of spring storm that required trees to be cut down
- * our siding repairs, exterior staining, trash enclosure, and community sign cost \$69,956 of our \$80,000 assessment, putting approximately \$10,000 in reserve

2018 Budget Notes of Interest:

- * 2018 budget was approved

- * a monthly dues increase to \$375 was discussed, but will not happen at this time. It will be revisited at the July meeting when we'll have a better grasp of 2018 costs

3. New Business

- * consensus is solar lights outside #145 are not effective. Ed, Bob, and Fred are starting an email link to study and recommend lighting solutions to walkway and decks.
- * creek bed cleaning, due to storm damage, will be performed in the spring
- * snow removal on roofs will be performed as needed using the guidelines provided by the architect study
- * hot tub maintenance is now under Alpine Edges umbrella

4. Exterior Capital Improvement for summer 2018

- * to avoid another costly assessment asphalt parking lot replacement has been postponed until summer 2019
- * Building #145 concrete sidewalk replacement has been approved, estimate is \$6000-\$7,000. Hardwiring for lights will be additional
- * a motion was passed to use \$10,000 from our reserve fund to finance the above
- * damaged garage door panels will be replaced

5. New Board of Directors

President- Ed Carter Treasurer- John Bahde
Secretary- Gail Morrison

