

Cabin Creek 2016 Summer Meeting Minutes

7/6/2018

Attendance:

Owners Present: Josh Dahl (James Family), Annette (by phone) and Fred Barta, Ed Carter and Elain Cowger.

Proxies: Bob Starekow and Joe Wenner.

Alpine Edge Present: Steven Frumess

Introduction:

Meeting commenced at 4 pm at Ed Carter's Condo, Building # 145 unit # 3.

Quorum:

Quorum was established with six (6) members represented by person, phone or proxy.

2018 Annual Budget

Alpine Edge walked through each line item one by one. It was determined that insurance was somewhat under budgeted as the premium had increased from the \$7,000 range to slightly over \$8,000. The budget was completed before the underwriter had produced this policy, which was why this deficiency took effect. Shoveling may go over as well as the current budget amount of \$1500 has been used up for the year. If it snows a lot in November / December there will possibly be an overage that will take place. Water Sewer looks to be over budget however this line item had not been billed in the previous year which is why this line item is where it is by mid-2018. This overage will be offset with the savings from the previous year.

Landscaping scope and cleaning up the creek:

It was discussed that that Good Life Green Scapes would be providing landscape efforts on an as needed basis to Cabin Creek. They recently re-seeded / top soiled the grass and it's coming in nicely. The typical annual landscape scope will consist of irrigation turn on followed by spring cleaning, pruning trees and shrubs as needed, weed removal as needed, mowing the grass once per month and irrigation blowouts. JD their foreman is currently in the process of providing pricing for permanent irrigation installation so that the association can grow grass early in the season next year and will no longer have to worry about the issues that present itself with only using a hose bib. This will help the grass to grow each year as soon as the snow melts and will help the association continue to look first class.

Exterior Capital improvements in Summer 2018:

The new garage doors that were installed for buildings 125 and 135 had been completed prior to the meeting. The results were approved by those at the meeting and management has heard only good things from other homeowners who are not in attendance. Josh Dahl, representing the Jordan Family (135#1), had requested his garage remote, Alpine Edge agreed to follow up. New address sign for all three buildings were approved with great reviews by the homeowners. Everyone thought that the signage looked great and were happy with how it came out. The new side walk installation came out excellent until earlier in the week the HOA's President, Ed Carter, had noticed a significant crack on the very first square. Management brought this to the attention of the contractor in hopes they will have this corrected at no extra charges. No money has been paid to the contractor yet, but management will be working on getting h3p back there to make this repair. The new exterior lights on building # 145 came out really nice and do a great job of illuminating the entrance walkway in the evening. The members attending the meeting agreed.

Rental Surcharge for short term rental units:

Rental surcharges had been discussed for the association due to owners in residence being effected by personal activities from tenants who rent out cabin creek units. Some of the residence feel that owners should not have to experience tension, discomfort or be responsible for managing conduct of renter activities. Some of the rental activities that have been experienced are the following: Excessive party noise, parking over the individual unit allotment, seemingly ignoring trash / recycle rules, hot tub miss use, including water quality, breaking glass containers and items of this nature. Some of the alternative solutions that were discussed were: Implementation of a Cabin Creek community wide signage campaign (hot tub, Parking, Trash etc) so that renters can see the community rules; Require the owner that rents to make his/her rental property manager be responsible for conduct of renters; Provide signage outside the rented unit that identifies the property manager for 24 hour contact by owners in residence; Require the owner that rents to use the CCHOA's property manager as his/her rental manager. CCHOA's Property Manager would be responsible for conduct of renters; Surcharge the owner that rents (pre rental, per month, other). There is seemingly no mechanism to recover costs of damages. Owner's present deferred action on this Agenda line item #7 to the winter meeting in December, 2018. In the interim, CCHOA could seek legal assistance to inform owners on the alternatives and or constraints with Colorado HOA Law.

Potential Future Capital improvements:

There was discussion about updating the parking asphalt (this project was indefinitely deferred at the 2017 Winter Meeting). Alpine Edge will seek bids for parking lot upgrade for review and discussion at the 2018 Winter Meeting. It was then discussed whether it made more sense to remove the current grass and hardscape the community so that grass no longer needs to be maintained. After some back and forth discussion / weighing out the options it was decided that it would be most cost effective to put in a permanent irrigation system to cover the grassed areas so that the grass remains in good order during the Summer. Alpine edge had received a bid to do the grassed area in front of #145 and

between # 145 and 135 for \$1700. Elaine Cowger suggested that the community should also irrigate the Cabin Creek entry, as the grass in this area seems to be dying. There was a motion to approve all of the irrigation installations if the installation to these various locations would be \$2500 or less. This was then voted on and unanimously approved by owners present.

The Winter meeting date and time will be announced by October 1, 2018.

The meeting was then adjourned at 5:36 pm MST