

Soda Creek Condominiums
Minutes from August 12, 2005, Meeting

Meeting was called to "order" 9:15 A.M. August 12, 2005 with representatives from 21 Units.

The first topic of discussion was the introduction of Andrea Sonderfan who works for Key to The Rockies. She briefed us on the areas of management they are taking care of, they include, but are not limited to: posting minutes from the meetings, board of directors information, copies of by-laws, declarations and covenants, posting the budget, preparing financial statements, collecting dues, monitoring delinquencies in dues, and sending proper notification. Key to The Rockies is accessible at www.kttrhoa.com Andrea will be sending out pre-addressed monthly mailing labels to mail your dues in.

As a reminder, all dues are due by the 1st of the month; any dues not received by the 10th of the month will receive an additional \$10.00 charge.

Second on the agenda was the voting on what to do with the "park area". The Majority ruled to seek, topsoil and mix sand with native organic seed. Total cost is \$4,100.00 will be divided amongst each unit. A total of \$102.50 per unit is payable by August 12, 2006. First Phase Construction will be doing the landscaping and Rainmaster will be doing the irrigation.

Third item on the agenda was voting to change the covenant 6N on window coverings. The change was denied by the majority and the covenant remains as written in the declarations. Homeowners will have 90 days, until November 12, 2005 to comply with the Declarations of covenants. At that time those not in compliance will be issued warnings and/or fines.

All Units not in compliance with covenants, declarations, and by-laws will be issued a warning followed by a fine as defined in our by-laws. Some that have been brought to our attention are but not limited to are as follows;

- *Loose animals
- *Bikes in front of your unit
- *Illegally parked vehicles, boats, ATVs, etc....
- *Wind chimes
- *Visitors to park in Visitor parking as they may be ticked and towed.

Please remember to be courteous and respectful of your neighbors including these issues, but not limited to;

- *Animal droppings
- *Cigarette butts
- *Laundry area: Cleaning out washers and dryers when you are finished using them.

A timely limit of leaving laundry in the machines.

No smoking in laundry rooms.

*No furniture or large trash in or around dumpster. There is an additional charge to remove those items which could reflect in your dues at some point.

*Only put recycling in recycle bins.

There will be exterior window cleaning to take place in September or October.

Owners in Attendance:

Rebecca Pohlman	395 H
Jenninfer Doris	435 B
Nichole Perisho	495 C
Jennifer Plous	497D
David Dawson	495 G
Ignacio DeLuna	395 D
Chuck Wiesbrook	497 E
Walter Galoamez	435 G
Blanca Hernandez	395 E
Todd Burdick	397 H
Andrea Groth	497 A
Joe Welk	397 A
Tom Stamm	397 G
Michele Nosari	497 B
Micheal Ahlman	395 A
James and Dana Daniel	495 H
Melody Dunn	497 F
Mike Rupert	495 E
Shirley Beaty	435 D
Wiber Martinez	435H
Nate Lore	397 B

Feel free to contact us with any questions or comments you may have!

July 20, 2005

I would have like to have examples and pricing included in this packet, unfortunately we are still waiting to hear back from the service providers.

So, on the table for a vote for the 13th of August will be:

1. Discontinuing the "park" all together, adding organic material and native grass seed, decorative boulders, and a bench over looking the wet lands. There would bee need for one more irrigation zone.

Update on the irrigation: There were several broken heads, which were repaired. The timers were all adjusted. No more watering sidewalks.

2. Adding 2 picnic tables (cement or "green" material) Sign posted to close area by 9 or 10pm
3. Installing a playground

I toured each building and did not see a satisfactory area for bike racks.

I suggest installing a bar on the backside of the garage, as well as inside the garage. Also we would like to add a privacy fence to block the view of the bikes from the main road as a "security measure"

All pricing will be at the meeting to aid in our decision.

FYI Still on track to have mailboxes by mid August.

Also, yet another reminder about parking boats, 4 wheelers etc.... Please do not do so.

**Soda Creek Condominium Association
Homeowner and Board Meeting
August 13, 2005 9:00am**

Tentative Agenda

- I. Call the Meeting to order**
- II. Vote on park area and storage solution**
- III. Briefly touch on parking issues**
- IV. Vote on drapery issues**

Update on “on sight” property manager.

Soda Creek Condominium Association

July 9, 2005

Dear Board Members and Homeowners:

This letter constitutes the required legal notice for the Soda Creek Condominium Board and Homeowners Meeting to be held on Saturday August, at 9:00 am at The Cala Inn 40 Cove Blvd A1.

Attached for your review and consideration is a copy of the proposed meeting agenda. If you would like to have an item added to the agenda and discussed at the meeting, please feel free to contact me.

Please indicate on the response form whether or not you plan to attend the meeting, if you are not able to attend, please complete the enclosed Proxy.

If you have any questions, please do not hesitate to call me at 970-262-7741 or 970-496-7128

Sincerely,

Rebecca Pohlman


*Enclosures Proposed Agenda
Reservation Form
Proxy and Proxy Instructions*

**Soda creek Condominiums
Instructions and Proxy Form**

The proxy form is very important. A quorum is necessary to hold a legal association meeting. If you are unable to attend the association special meeting, please use the enclosed proxy form so your vote can be cast for you.

You may assign your proxy to anyone attending the meeting.

A PROXY WITHOUT A DESIGNATED REPRESENTATIVE IS NOT VALID.

The undersigned, being a record Owner of a townhome at the Soda Creek Condominiums, does hereby constitute and appoint _____ to act through this true and lawful power of attorney to vote upon my interests at the meeting to be held at the Cala Inn located at 40 Cove Blvd Summit County Colorado August 13, 2005 9:00 am, on such other day as the meeting thereafter shall be adjourned, hereby granting the person mentioned above full power and authority to vote as he might desire, or in the event I have given written instructions below, then he/she shall instead carry out my desires as indicated on such written instructions.

My written instructions to my representative mentioned above with regard to voting my proxy are as follows:

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2005.

Record Owner

Condominium #: _____

When the Proxy is complete, date and sign the form, and send or fax it to:

Soda Creek Condo Assc.
PO box 1623
Dillon, Colorado 80435

Fax to 970-496-4322

Soda Creek Condominiums
July 9, 2005 Meeting

Meeting was called to "order" at 10:15 July 9, 2005 with 22 units represented.

The first item on the agenda was to elect a third board member to assist Jennifer and Rebecca. Jen Plous was the first to nominate herself. Later in the meeting Nicki Perisho also volunteered and a vote was carried out. There was a tie so it was agreed that both girls would be on the board as well as Jennifer Doris and Rebecca Pohlman. There is equal representation for both sides of the complex (back and front side)

The next item discussed was the option of hiring a third party to manage our association business. Key to the Rockies was decided on and voted for to manage all of our association items such as but not limited to: Preparing financial statements, collecting dues, monitoring delinquencies in the dues and sending proper notification, preparing for meetings etc. The cost is \$10.00 per unit per month, which will be absorbed into your dues for the first year with the opportunity to renew the contract on a yearly basis. At which time the dues may need to be adjusted.

The board will be working with Walter to act as an official on sight manager, more info on that to come.

There will be poop bag holders installed on the SIDES of each building. Please recycle your old grocery bags to help make Soda Creek poop free

Mailboxes should be ready for use by August first. Rebecca will keep you updated and will supply you with keys and new address as well as change of address forms. The initial cost is being paid for out of the reserve account with the intention of charging each owner an equal share of \$160.00 a one-time cost. This is to be broken up into \$40.00 installments with the total due by July 9, 2006. There will be NO RENEWAL cost once your box is paid for, and it will change hands with your condo when you sell. Send checks to the same address for dues, be sure to denote "mailboxes" in the memo as well as your unit # for this as well as your Dues.

Storage:

Snake River Fire Dept visited our buildings and was uncomfortable with any type storage in our common hall way area, as well as in front of our doors, bikes, strollers etc...

There was discussion about installing bike racks for each building, using the garage, or adding on to the garage for added storage. There would be a rental fee for use of that space, as well as a lottery to determine who would get to use it.

It was decided to temporarily amend the covenants regarding bikes on our decks until we vote on bike storage. Covenants still states that there are to be no kayaks, canoes or other trash to be left on decks.

There is an irrigation person scheduled to come out, reset the timer to be in compliance with Dillon water restrictions, adjust heads, and check for leaks. We will be on a 3 night per week instead of 7.

Ideas for the "park area" were discussed.

The board will be researching if there was money put aside for the park area.

Please see attached info on bike storage, and park area proposal. Please look over proposals and decide which one you'd like to vote for.

The subject of changing the covenants on drapery colors was brought up. There was not enough in agreement; this item will be on the next agenda to be put to a vote.

Landscaping and lighting was brought up. All were in agreement that we have enough lighting. There was mention of a landscaping overhaul for next spring. Michelle Nosari is researching a xeri-scape plan

Next meeting was set for August 13th 2005 at 9:00 AM at the Cala Inn 40 Cove Blvd unit A-1.

Soda Creek Condominiums
Meeting Minutes
July 9, 2005

Owners in attendance:

Nicole Berger and Trang Doan	435 E
Tom Stamm and Becky Granger	397G
Sandy Beaty	435D
Mauricio Rables	497D
David Dawson	495G
Brandolyn Fillmore	495D
Matt Skalka	397C
Andrea Grotti	497A
Chuck Weisbrook	497E
Andy and Jillian Petrash	395F
Todd and Almee Burdick	397H
Michelle and Nathan Nosari	497B
Aldolfo Hernandez and Johana Luna	397F
Wilbert Martinez	397F
Jennifer Plous	497D
Jennifer Doris	435B
Nicki Perisho	495C
Michael Ahlman	395H
Melody Dunn	497F
Evanjelica De Luna	395D
Angela Gutierrez	397D
Chris and Sara	395B

There were 22 owners in attendance, which fills the quota for a quorum.