

2009 Soda Creek Annual Homeowners' Meeting Minutes

January 17, 2009

The Keystone Center

Proxies & instructions

- Mauricio Robles, 497C; appointed Shirley Beaty (435D). Please clean up after dogs and when are dues going down.

Attendance

- Paula Samuelson, 495D, pjsam@comcast.net
- Becky Granger and Tom Stamm, 397G, rcgranger@hotmail.com
- Shirley Beaty, 435D, sbeaty7874@netzero.net
- Andy & Jillian Petrash, 395F, andyandjillian@gmail.com
- Chris Magnotta, 395B, chris@crestonefinancial.com
- Heather Gerhart, 495F, mountaingal.hq@gmail.com
- Scott and Ann Fussell, 397E, scottafussell@yahoo.com
- Sue Brind'Amour, 497A, surusmail@yahoo.com
- Wilbert Martinez, 435H, wilbert2martinez@yahoo.com
- Walter Galdamez, 435G, galdamez1walter@yahoo.com
- Jennifer Doris, 435B, jdoris70@msn.com
- David Sundell, 495A, holyboarder@hotmail.com
- Ignacio de Luna, 395D, 970-513-6867
- Douglas Mize, 435A, doug@broadwaywirelesspcs.com
- Jen Plous, 497D, jplous@hotmail.com

Meeting Notes

- Meeting called to order at 10:07am
- Introductions around the room
- Preview of the main agenda items
- 2008 meeting minutes approved by unanimous vote
- Board status report for projects completed in 2008
 - 495 boiler replaced; second building in progress, two more scheduled for 2009
 - Cleaned doors and windows
 - Repaired fences around property
 - Replaced gravel where needed
 - New trash contract with Timberline starting in March, barring no issues with current Waste Management contract termination. Initially a 1-year contract.
 - Will switch to one 8-yard dumpster (if it will fit in our area, with 3 recycling containers both picked up 2x/week. If the 8-yard will not fit, we will continue with a 6-yard (current size) and evaluate the need for an additional pickup at that time.
 - Will save money each month
 - New trash and recycling pickup days will be Monday and Thursday. This is fewer days but the amount of trash picked up will be more than before.

- The dumpster enclosure is damaged and crumbling. We will need to rebuild it in 2009 to be compliant with County code (requires a more complete enclosure with roof and doors). Noted that extra-sturdy doors would be good as past homeowner experience has been that they break a lot.
- Board continued to spend a lot of time and energy collecting past dues. Only one unit currently behind in dues.
- 30-year budget updated. Noted that the original 30-year budget did not include a lot of major items, which is why monthly dues are higher than they were when the HOA started in 2004. Board is working to build up reserves for major projects to avoid special assessments or future dues increases. Noted that our HOA has very low dues compared to other Summit County HOAs.
- Moved reserves into a high-yield CD to maximize interest revenue
- Doorbells & peepholes: the Board reviewed the many options available and decided to retain the existing approval process. Therefore, homeowners must request board approval before installing a doorbell or a peephole.
- Completed a website that the Board directly administers:
<http://sites.google.com/site/sodacreekcondoshoa/>
- Projects approved but not completed in 2008
 - Parking lot repaving with re-striping in the spring: we didn't have enough money in the reserve budget to complete this project. We've added this project to the reserve budget to be completed in 2011. This delay will allow us to collect the money between now and then and won't require an extra homeowner assessment. Bids will continue to be gathered.
- Financial update from Andrea from KTTR
 - 2008
 - Under budget by \$12,000 even with below-average dues for Summit County. Thanks to the board for managing so well.
 - Electric bills were down a lot, gas and water were down some as well
 - Continuing to get coin revenue from washers and dryers
 - Self management is saving HOA \$14,000 per year (approximately \$35 per unit per month)
 - Walter's constant upkeep is also helping to keep repair and maintenance costs low
 - 2009
 - Dues are staying the same despite inflation and cost of living increases
 - Insurance increased by 10% (which is normal)
 - Trash pickup costs are down with the new contract (starts in March)
 - Budgeted for slight increase in gas and electric
 - Reserve assessment stays the same to budget for remaining boilers and upcoming projects (most notably parking lot repaving and roof replacement)
 - Coin revenue is not budgeted because it is unpredictable and shouldn't be counted on; will decrease as homeowners install their own washers and dryers.
 - Noted that anyone can install washers and dryers; front units will need hookups installed and plans must be submitted to the board ahead of time to make sure plans are appropriate and water shutoff, etc, can be planned for.
 - Noted that a condo complex in Boulder has washers and dryers provided by the same company but are cheaper. Board is investigating options to lengthen the drying time.
 - Noted that there is some inequity with front unit owners paying for coin

- washers but water costs are split evenly; no good solution has been found.
- Homeowner vote on how to allocate the \$12,000 excess from 2008
 - Options:
 - Immediate payout to homeowners
 - Apply to 2009 operating budget
 - Put in reserve for future needs (e.g., the new trash enclosure). Board strongly endorses this option to keep dues steady.
 - Jen Plous motioned to put the excess in reserve. Seconded. Vote passed with one opposed.
- 2009 Operating and Reserve budgets presented for approval
 - Jen Plous motioned to approve. Jen Doris seconded. Vote passed unanimously.
- Scheduled projects for 2009
 - Building exterior maintenance including siding replacement where necessary and complete re-painting
 - Noted that homeowners have seen tarps nailed to the siding while mowing, Walter does not do that and is not sure when that would have happened; and will make sure they are taped in the future.
 - Victor started to get bids for these projects but no contracts are in place yet
 - Board will investigate obtaining updated quotes because construction might be cheaper now due to economy
 - Siding will only be repaired where necessary, not replaced everywhere
 - Boiler replacement in final two buildings. The Board will look into warranties on new equipment that is installed.
 - Scheduled for patio/pad/sidewalk repair – some cracks in the concrete
 - Noted that future asphalt repairs will not be done by the same company that did a poor job in 2007
 - Noted that laundry equipment will not be replaced – this line item in the 30 year budget should not be there, it is Ryan's responsibility.
 - Extra money in the budget from this will be applied to siding repairs and rebuilding the trash enclosure.
 - Board will work with KTTR to remove this line item in future 30 year budgets
- Discussion items/New business
 - Reminders
 - KTTR is not our property manager; they only deal with money issues. Everything else goes to the Board. KTTR will not make any decisions without Board approval.
 - Dues are due on the 9th of every month – even though KTTR sometimes has a different date on the notices.
 - If a homeowner calls a plumber or other maintenance service to work on a problem in a common area, that homeowner will be responsible for paying for the repair if it was not approved by the Board. The Board must approve all purchases.
 - Please do not call Walter directly to address maintenance issues. Instead, please contact a Board member.
 - As per the covenants, the Board must approve all interior maintenance plans PRIOR to their implementation.
 - As per the covenants, if you've changed the lock to your unit, you MUST provide a copy of the key to the HOA board. If your lock does not work with the master

key and emergency access to your unit is needed, the HOA will not be responsible for damage done when breaking down your door.

- How can you tell if your lock is on the master key? If your key opens the laundry rooms, then it's on the master.
- You may also choose to re-key your lock to be back on the master system, at your cost.

○ **New HOA web site**

- **Contains historical information, meeting minutes, other HOA documents, FAQs**
- <http://sites.google.com/site/sodacreekcondoshoa/>

○ **Parking issues**

- We have issued 80 parking passes (2 per unit).
- Please encourage your guests to park in the visitors area.
- Discussion of options for addressing third vehicles:
 - assigned spaces – already voted down in the past because no fair way to assign them, and can't see painted markings in the winter
 - orange warning stickers on third cars, followed by towing
 - designate a number of spots to “rent” - going RV storage rate is around \$30 per month; noted that these vehicles would still need to move for plowing
 - lottery for extra spots
 - provide a guest pass for each unit
 - drop the covenant restriction to two vehicles and make it a non-issue for enforcement. But without quorum, covenants cannot legally be changed.
- Noted that we aren't currently having problems with running out of parking spaces. Also, the trend in the complex is towards second homeowners who are not around all the time and usually only have one car when they are here.
- Main problem with charging fines and towing is enforcement
 - Board members don't have time to be constantly patrolling the lot and noting which cars don't belong
 - Would not be fair to fine or tow some offenders but not others
 - Towing fees are billed to the HOA if cars are not picked up by the owner; the HOA would bill these fees back to the offending homeowner but they could be difficult to collect
 - Main offenders are “storage” vehicles. Paula has a list of several cars that have not moved in a long time
 - Noted that there is also a problem with vehicles that leak oil
- Noted that some third vehicles are unavoidable (guests, etc)
- An informal vote to drop the 2 vehicles-per-condo restriction had 5 for, 7 against.
- Resolution of discussion was that the board will not enforce parking unless there are complaints about vehicles that are obviously abandoned or unused, or leaking oil, etc. Board will first attempt to contact the vehicles' owners before taking any action.

○ **Plowing**

- Cars need to be moved regularly to assist the plowing crew – by 9am after 3 inches of snow or more
 - Vern uses a wide plow and won't go near parked cars because of liability, so he can't plow single spots between cars
 - Noted that this is difficult for some residents who work from home, etc., and sometimes cars get plowed in

- Walter offered to use the snow blower between cars after plowing
 - Suggested that shovels be placed at each building so residents can dig their vehicles out when necessary
- We are under contract for 2008-2009 snow removal with the company we've used in the past (Vern). For 2009-2010, former Board member Victor Meza would like to submit a bid for the work.
 - Unanimous agreement that this is ok as long as Victor is not currently a board member
 - Noted that Victor should have equipment comparable to Vern's
 - Noted that having a resident doing the plowing might be advantageous because they will be more aware of how the lot is used
- Dog cleanup
 - Homeowners have requested that dogs be walked behind the units, to keep the front area clean. Making this a policy was put to a vote with 1 for, 7 opposed.
 - Board issued a strong reminder that residents please clean up after their dogs; bags are provided.
- Laundry facilities
 - Noted that drying times on the dryers are too short and the only option is to pay for an entire second cycle; Paula proposed asking Ryan if we can increase drying time by 15 minutes for an additional 25 cents.
 - Other proposals
 - Make the laundry facilities free
 - Noted that in the past they were free, and non-residents were using them a lot, causing significantly higher utility costs
 - Voted down with 1 for, 14 opposed
 - Increase drying time without increasing cost
 - Voted for with 8 for, 1 opposed
 - Board will check with Ryan to see if this is possible, board is not sure what restrictions are on the machines or in the contract
- Point person for each building
 - Point person is a designated resident in each building who will monitor for general problems and be a contact point if something comes up when board members cannot be reached
 - Not authorized to approve projects, etc
 - Noted that an extra level of contact person might be confusing; when in doubt contact the board
 - Volunteer point people:
 - 395: Andy Petrash in 395F
 - 397: Scott Fussell in 397E
 - 435: Shirley Beaty in 435D
 - 495: Paula Samuelson in 495D
 - 497: Jen Plous in 497D
- Landscaping
 - Homeowner question: Do we want to continue to water and mow the weeds behind the condos?
 - Noted that wildflowers were mowed down last summer but mostly there are weeds behind the condos
 - Suggestion to use landscaping budget for weed control – there are dandelions and non-native noxious weeds behind the condos, not good for

wetlands. County has programs to help with this. Noxious weed team:
AnneMarie Fussell, Heather Gerhart, Wilbert Martinez, Jen Plous

- Suggestion to decrease watering in the back
- Homeowners in favor of weed control for this year and a more formal landscaping plan for 2010
- **Board election**
 - Two new board members needed
 - Victor Meza no longer on board
 - Becky Granger's 2-year term is up
 - **Andy Petrash (395F) and Chris Magnotta (395B) volunteered and were unanimously approved**
- 2009 special projects
 - Complex cleanup day
 - A weekend in early May after snowmelt
 - Jen Plous will organize
 - Landscaping
 - Noxious weed control as noted above
 - If residents want to do small projects (i.e., flowerboxes) they are encouraged and will be responsible for maintaining on their own
 - Summer/Fall BBQ and garage sale
 - Garage cleaning – many items left over from condo conversion, some might be sellable for revenue
 - Suggested to do a BBQ after cleaning
 - Paula Samuelson volunteered to organize
- Other issues
 - Rooftop snow removal – the board will coordinate this
 - Official thanks to the board for work on balancing the budget
- Jen Plous motioned to adjourn, seconded by Jen Doris.