

2010 Soda Creek Annual Homeowners' Meeting Minutes

January 16, 2010 The Keystone Center

2009 HOA Board Members

- Paula Samuelson (495D, pjsam@comcast.net, 970-389-5343)
- Andy Petrash (395F, andy@peak1media.com, 970-389-0880)
- Chris Magnotta (395B, chris@crestonefinancial.com, 303-322-9911)

Proxies & instructions

- Nicole Perisho, 495C; appointed Paula Samuelson (495D). Vote Yes to decreasing dues.
- Victor and Liliana Meza, 497H ; appointed Paula Samuelson (495D). Lower dues.
- John Rowe, 397B ; appointed Chris Magnotta (395B)

Attendance

- Paula Samuelson, 495D
- Valerie Sprenger, 495C
- Becky Granger, 397G
- Shawn Peters & Andrea Post, 495G
- Sue Brind'Amour, 497A
- Jennifer & Mark Prim, 497D
- Heather Gerhart, 495F
- Andrew Udoff, 497F
- Andy & Jillian Petrash, 395F
- David Sundell, 495A
- Am Fussell, 397E
- Kristin Martin, 435B
- Joanie & Scott Rozinski, 495E
- Mauricio Robles, 497C
- Walter Galdamez, 435G
- Shirley Beaty, 435D

Meeting Highlights

- Dues have been decreased to \$290/month. Credit will be issued to all owners for January 2010 dues. Dues will continue to be revisited each year.
- Summit County will be building a recreation path behind our complex in 2010. The County will not need access through our property during construction. See HOA website for more details.
- A major landscaping project will be undertaken in 2010.
- The board will begin enforcing the covenants and fining dog owners who do not clean up after their dogs. If you witness this occurring, please notify the board members.

Detailed Minutes

- Call to order – Andrea from KTTR
- Approval of 2009 meeting minutes – Becky moved to approve. Heather seconded. Unanimously approved by attendees.
- Projects completed in 2009
 - Boiler replacement project complete in all buildings.
 - Roof snow removal scheduled and completed – No issues right now due to minimal snowfall.
 - All complex building exteriors re-stained – Andy coordinated. Siding was ok, not much to replace.
 - New trash dumpster enclosure permitted, constructed, stained – Took a while to get permits but it's up now and no issues were reported.
 - Resale of all extra dryers complete – Andy took care of selling old laundry dryers.
 - Garage mostly cleaned/cleared out – Walter helped to clean out all of the extra stuff that was stored in the garage.
 - New website domain name established (www.sodacreekcondos.com) – Created a new URL for the site we set up last year.
 - New website discussion group created (news.sodacreekcondos.com) – Will post new projects in the news area and it will email people who are part of the group, you can respond, discuss, etc. We will see if that helps with communication in the upcoming year. Please don't use it as a "vent board" – instead please contact the board if there is something you want to discuss.
- Projects approved but not completed in 2009
 - Patio/pad/sidewalk repair – did not deem as urgent; postponed to continue to build reserves to allocate to project.
- Projects on 2010 agenda
 - Landscaping – Includes front berms and areas around the buildings. We haven't done any substantive maintenance since the complex was started in 2004 so we will be paying real attention to this in 2010.
 - Patio/pad/sidewalk repair
 - Any projects agreed to at this meeting
- KTTR financial report
 - Savings in Gas & Electric due to not having free laundry facilities for all of Summit Cove to enjoy.
 - Saved money in water because we didn't do landscaping as had been expected.
 - We also don't spend a lot in management fees because the board does a lot of work that a lot of associations pay a management group to do.
 - Experienced overages in Repairs & Maintenance (due to the dumpster enclosure and plumbing repairs), General Supplies (ice melt, shovels, equipment repairs, etc.), and Trash Removal (due to buying out of the Waste Management Contract). Saved money on landscaping, water usage, and Gas & Electric and made unbudgeted money from coin-op washer/dryers and sales of old dryers. Ended 2009 over budget by approximately \$1,000 – we took the money out of operating instead of reserves because that saves us a lot more over the years.

- ***How much did we save by moving to Timberline for trash? We are paying \$370/month to Timberline – we had been paying \$525 to Waste Management – and includes 2x/week recycling pickup, which was only 1x/week with WM.
 - 2010 dues: Because the boilers have all been replaced, we can lower dues. The board would like to keep the operating dues the same and reduce the reserve assessment dues by about \$50 a month so that our reserve collection can continue, but at a lower rate. THIS WILL BE REVISITED EACH YEAR. Overall reduction in dues is 14%, which brings dues to \$290/month.
 - Approve 2010 operating budget and 30-year reserve budgets: 2010 operating budget changes: KTTR fee increase 3%, landscaping \$15k, insurance increase 4%, decrease Miscellaneous, R&M minor increase, lowered G&E by 12%. Valerie moved to approve, David seconded. Motion passed unanimously. We need to make sure we have money in the reserve budget to cover so we don't have to have a special assessment. Dues decrease will take effect Jan 1, and we will get refunded for the Jan dues we already paid. We are the only assn KTTR manages who has a decrease in dues this year.
 - ***How much interest are we getting on the reserve savings? Most of the reserve money is in a CD, getting at least some interest.
 - ***How do we project how much reserve money will be needed for projects? A 3% increase is assumed for each year.
- Reminders
 - There has been some theft of property in 2009; please keep all unit and vehicle doors locked, as well as lock up any valuable and easily removed property (e.g., bicycles) left on your patios/decks. If you notice suspicious activity, please call the authorities. Police numbers are on the website if you need them.
 - Snow shovels have been provided for each building and are located in the downstairs laundry room.
 - ***497 residents don't think they have one - Paula will check on this.
 - Your pet is your responsibility. It must be under your verbal command at all times. Please use a leash if your pet does not respond. Pick up after your pet immediately. Our complex is NOT your pet's dumping ground.
 - All window coverings as seen from the exterior must be neutral in color (whites, tans, grays).
 - Non-residents have been discovered using our laundry facilities – even though they cost money, the money doesn't cover the costs of gas and water (i.e., it's a bargain) so please don't let non-residents use the facility & make sure you lock the laundry room doors after using. We put up a sign that said please remember to lock the doors. Feel free to report any abuse or damage to facilities to the board.
 - ***397 upstairs dryer not working – Paula will follow up.
 - ***Do we want to get autolocking door knobs? Paula will investigate.
 - If you need new mailbox keys or need to replace the lock, you need to contact the manufacturer directly. This information is detailed on the website.
 - KTTR has been actively moving most owners to electronic statements. The HOA board would also like to move toward all electronic communication. Please provide a current email address to KTTR. Also please set up ACH through KTTR or work with your bank to autopay the dues.

- HOA web site
 - Currently contains updates on home page, as well as historical information, meeting minutes, budgets & other docs, and FAQs.
 - Is there any content requested?
 - ***Add reminder that you need to display your parking pass in your car at all time.
 - A discussion group has been established.
- Summit County Recreation Path
 - The County Planning Department has shared initial plans with the Board that a continuation of the rec path is scheduled to be constructed along the length of the backside of our complex, below the berm. The county has an easement through our complex near the mailbox so they might be using that area while building the path – we aren't sure yet. We also don't know yet what the timeline is.
 - Surveys have been completed by the County – that's what the little flags out behind the complex are for.
 - The board has requested natural vegetative buffers to be implemented to help protect our privacy and visual resource.
 - The project will be discussed at the Snake River Planning Commission meeting on Thursday January 21, 2010 at 5:30pm at the Dillon Town Hall. You are encouraged to attend this meeting as your own representative if you are interested in the project. If you are unable to attend this meeting, you may also send comments (mail, fax or email) to Brad Eckert, Resource Specialist Summit County Planning (brade@co.summit.co.us, 970.668.4225-fax; PO Box 5660 Frisco, CO 80443
 - It will definitely help property values to have access to a rec path, but we also need to think about implications on parking etc, as well as signage especially if the path connects to our parking lot.
- Landscaping projects
 - The board is currently working with a couple of local landscape companies to help assess our landscaping needs & get estimates on projects. We have one bid now (\$17k), and another bid is in progress. The berms are exposed and mulch has blown away, and need to put mulch under trees to the drip-line. Areas around buildings aren't in great shape either. Need to replace weed barrier because the old one is so bad. Also have the option to build rock walls around the trees instead of mulching. Plus, all of our drainage is going toward the buildings which can cause leaks and damage to the foundations. We need to regrade the areas around the buildings to move the water away from the buildings. Thinking about adding shrubs (a few per building) and planning to reseed the grass where it's thin. We also need to have a maintenance plan so it doesn't degrade again. We can save a lot of money (\$7,000) by having a community work day to move the mulch, but homeowners around the room wonder if we can count on volunteers as we often don't have good response to volunteer work days.
 - ***Can we use native grasses instead of mulching when we know the mulch will blow away? Landscaper said we need to have mulch under the drip-line of the trees because native grasses will fight with the trees. Homeowners expressed skepticism because there seems to be grass under a lot of healthy trees.
 - ***Were we watering less this summer? Not sure.
 - ***Valerie has a recommendation for a possible landscaping contractor and will pass that on to the board.

- ***Annemarie's family has a business and might be able to get us discounted native plants.
- Noxious weed control: report from 2009 – Group looked at the site and there are way too many weeds to address without spraying. The board will look into spraying as part of the large-scale landscaping project.
- Owner garden proposal – Annemarie (Am) has been growing vegetables. She lives on the front side, is there a location on the property where we can have a community garden with raised beds; possibly near the mailboxes? Would need to consider using chicken wire to keep animals out. There is some homeowner interest – a signup sheet was passed around. Heather is on the steering committee of a community garden in Silverthorne and can share lessons learned. Anyone wanting to grow in a garden plot would be responsible for seeds, maintenance, etc. Maybe a poll on the website to gauge interest? Need to consider implications of the easement, especially with the rec path construction this year when deciding where to put the plot. Also call about utilities before digging. Anne-Marie will be the project leader, will gather volunteers, and will put forth a proposal to the board for next steps.
- Parking issues
 - The biggest issue with parking is the storage of third vehicles/RVs/boats/trailers, as well as non-working vehicles. Terms set forth in the complex “Covenants” and “Rules and Regulations” will be enforced. All non-working and issues with recreational vehicles have been addressed. Please encourage your guests to park in the visitors' area.
 - ***A lot of cars on the south side of the complex don't have decals – why?
 - ***Is it ok for households with three legitimate cars & three legitimate drivers to have three cars regularly? It's different than someone having a recreational vehicle because that is storage.
 - Consider signage etc as rec path moves forward and we learn more about the implications of traffic on the complex (i.e., if there is a sidewalk/path connector into our parking lot)
- Snow Removal
 - Cars need to be moved regularly to assist the plowing crew – by 9am after 3 inch snow.
 - Contract for 2009-10 was renewed with 1st Phase Construction/Plowing.
 - Roof snow removal successful in 2009; will coordinate again should build-up occur.
- Patio/Deck Fencing
 - Board would like homeowners to do a visual inspection of their patio/deck fencing and report on the condition/integrity of the wood. Homeowners report that upstairs back decks on the wetlands side are really starting to splinter – shovels are catching splinters a lot.
 - ***Could we consider replacing the boards with Trex? It's pretty expensive but it might weather better.
 - ***Board will have a contractor come to evaluate the west-side decks.
- Laundry facilities
 - Board worked with Laundry contractor to extend dry time to 60 minutes without increasing rate – general appreciation from the group for this change.
 - Laundry contractor and Board will review at end of one-year period to evaluate whether this is equitable to all parties.
 - Adding a vent to the laundry rooms would help increase air circulation and dry time; board will investigate.

- Bike Racks
 - Is there a need/want for a couple of bike racks located on the property? – No interest from homeowners.
- Spring/doggy cleanup day
 - 2009's cleanup day was lightly attended. Thanks to owners/residents who participated and worked diligently that morning to clean.
 - Homeowner question: Do we want to enforce a fine for non-attendance of clean-up day? – Group thinks that won't really work due to scheduling issues. It's clear that some dog owners are not taking responsibility for cleaning up after their dogs. We need to address this because it's negatively impacting the entire complex including people who aren't dog owners.
 - Idea: let people make notes on the website when they see people letting their dogs poop and not cleaning it up.
 - Idea: homeowners talk to their fellow homeowners and express concerns. Shirley had good experience with this last year.
 - Idea: hire someone to clean up the mess on a regular basis – costs money for everyone, plus lets people off the hook.
 - Idea: change covenants to not allow dogs – group doesn't like that idea
 - ****Decision: report to board when people don't clean up, and board will send warnings and then leverage fines under "external unit maintenance" and "nuisance" clauses of the covenants. Group voted unanimously to begin actively enforcing these clauses and the fee structure as described in the covenants. If homeowners observe others not cleaning up after the pets, please report it to the three board members.
 - Need a chairperson to coordinate spring cleanup for 2010 – Agreed to make it a joint spring cleanup/BBQ. Jen P will organize cleanup and the Rozinskis will help with BBQ.
- Social opportunities
 - Do we want to schedule any social events for 2010? They did not happen for 2009. If so, we will need volunteers to act as chair-people for these events:
 - Fall garage sale – not much interest in a garage sale but homeowners can do this themselves if they end up wanting to – use the website to organize.
- Board member election
 - Paula has volunteered to stay on for another term – unanimously approved by the group.
- Point person for each building
 - Status report: was this helpful? Do we continue? Yes but there wasn't much usage of the point people.
 - Do current point people wish to remain? Is there any interest for new points? Current point people staying on.
 - 395: Andy Petrash (395F); 397: Scott Fussell (397E); 435: Shirley Beaty (435D); 495: Paula Samuelson (495D); 497: Jen Prim (497D)
- General questions/conversation/requests
 - Point people: please pull notices off clips if they haven't been removed in a couple of days

- Property adjacent to Rice Barn (with the wagons, etc) is Summit Historical Society property. We do not have any agreement in place with SHS to help maintain that lot & equipment; only parking areas.
- What's in the garage right now? Tools, lawnmower, extra building materials, etc
- What is the "manager's office" – it's part of unit 397A (this complex was once an apartment building)
- Can we put a motion-activated light in the dumpster area – it's spooky at night
- Recycling is co-mingled everything – put all recyclables in the containers and always break down boxes and put into the containers and if they don't fit – take them to someone else. Egg cartons, milk cartons, yogurt containers are NOT recyclable now – see the website for a link to what is recyclable
- Formally thank Walter for great work maintaining the complex
- Formally thank board for all their work managing the complex and saving the homeowners having to pay for a management company
- Jen P motioned to adjourn 10:46am, Rozinskis seconded