Soda Creek Condominiums

2014 Annual Meeting
January 25, 2014
9:00 AM – 11:25 AM

Roll Call:
Owners Present -

Lori Zick #394A
Valerie & Greg Sprenger #395C
Victor Meza #497H
Janice Whittleton/Jason Engle #435F
Walter Galdamez #435G
Shirley Beaty #435D
Carina Fisher #495A
Wilbert Martinez #435H
Jen Prim #497D
Andrew & Donna Udoff #497F
Rebecca McNaughton #395H
Heather Gerhart #495H
Sue Brind'Amour #497A
Michele Nosari #497B
Rebecca Granger #397G

Owners Who Were Represented by Proxies –

Paula Samuelson #495D
Ashley Nettles #397E
Eudora Burns-Wagner #495H
Joanie & Scott Rozinski #495E
Nichole Perisho #495C
Julie Rybak #435A

Between Members present and proxies there was a quorum of 53% and the meeting proceeded. A copy of the official meeting notice was presented.

Approval of the 2013 Annual Meeting Minutes
The 2013 Annual Meeting Minutes were presented to the membership. A motion was made by Shirley Beaty and seconded by Jen Prim to approve the 2013 annual meeting minutes, there was no further discussion and the minutes were approved unanimously.

Managing Agents Report

a. *Review of the 2013 Statement of Operations* – Jeannie reviewed the 2013 statement of operations. Jeannie went through the line items and discussed the variances. There will be a deficit in the general operating budget this year of approximately $772.00 due to increase of utility cost.
b. *2013 Reserve Fund* – Jeannie reviewed the capital expenditures in 2013. There were two capital fund projects. Seal coat and crack fill which included striping of the parking lot. Drywall and painting repairs to all building stairwells. There was a discussion on the reserve fund and whether or not the association should find other opportunities to invest their funds. An Investment Committee was established. Jason Engle, Janice Whittleton (435F) and Greg Sprenger (395C) volunteered to be on the committee and look into investment opportunities for the CD and the Reserve account.
c. *Insurance Coverage* – The insurance premium was down for 2013. This was attributed to no claims being filed over the past 2 years.
d. *Collections Policy* – The association had the new collections policy document drawn up by HindmanSanchez. This was done to be incompliance with the new Colorado House Bill 1237. This collections policy will be posted to the website and Jeannie will do an email blast as well. Jeannie explained the collections policy to the membership.

Financial Review
The membership reviewed the 2014 proposed budget. There was a motion made by Jen Prim and seconded by Lori Zick to adopt the 2014 Budget. The budget was ratified by the membership.

Election of Board Member
Ashley Nettles term is up on the board. Both Jen Prim and Lori Zick have one more year to serve. There were no nominations from the floor. Ashley Nettles will continue on the board.

The 2014 Board of Directors is: Ashley Nettles, Jen Prim and Lori Zick.

Old Business

a. *Property Management* – Jeannie excused herself during this portion of the meeting. Soda Creek has decided to change property management companies. Basic Property Management will be taking on the duties of Administration.
b. *Re-staining of Decks* – Composite decking was discussed as an option. The HOA is responsible for maintaining the decks. However if the homeowner wants to replace the deck with a composite type instead of the current wood, the homeowner would be responsible for that cost. There was a discussion on whether or not those units on the backside could expand their decks. It was stated that they must go through the County Planning to get approval. It was also brought to the attention of the membership that a larger deck would prevent the lower units from getting sun.
c. *Handicap Parking Spots* - There was a discussion on the parking and issuing of parking passes. One of the members state that it really doesn't matter if people have a parking pass or not that people park where ever they want especially the handicap spots, and no one monitors the cars to see if they have a parking pass or not. Jen Prim stated that if the board is not notified of the parking problems then action cannot be taken to resolve the problem. The parking stickers are not working. Jeannie suggested that the association go back to the hanging pass. It was agreed to go back to the hanging type of parking pass. Jeannie will pass this on to the new management company.
d. *Landscaping for 497 and 495* – This was not discussed as the projects have been completed.
e. *Weed Spraying* – The weed spraying will continue on a maintenance schedule for 2014. Ashley will see if she can locate the property lines to ensure proper coverage.
f. *Bird Netting* – The current bird netting will be maintained on an as needed basis. Building 395 is completed.
g. *Breezeway Repairs* – The repairs to the breezeways have been completed on all buildings.
h. *Seal Coat and Striping* – This project was completed in 2013.

New Business

a. *Plowing* - There was a discussion on the snow plowing. The homeowner who has done the plowing over the last few years wanted to let the membership know that his bid was under what the current contractor has bid. Jen Prim explained why the board changed to the new contractor. The new contactor will not be plowing first thing in the morning.
b. *Trash and Recycling Guidelines* – Please do not leave outside the dumpster. The membership was asked to please take items that cannot be placed in the dumpster, to the landfill. It is your responsibility to keep the dumpster site clean. If you see someone dumping, please get a car description and or license plate number and report it to the property manager. There were two recycle bins added. Please do not put plastic bags, paper towels, Kleenex, etc. in the recycling. There are guidelines in each laundry room. There was a discussion on signage for the recycling bins.
c. *West Facing Balcony Replacement Options* – This was discussed in old business.

d. *New Porch Globes* – Lori Zick presented the options for replacing the porch globes. It was voted on and Lori will seek costs from Sanders True Value on the choice.
e. *More Weed Spraying* – This was discussed in old business.
f. *Moving Cars for Plowing* – Those who are on property when the plowing starts, were asked to notify neighbors to move their cars. The membership was fine with having doors knocked on.
g. *Dog Waste* – Dog waste is a continuing problem around the property. It was suggested and voted on to install 3 more MuttMitts containers. Jason will take the lead on researching the cost of the new containers and get those findings to the board.
h. *Parking* – The membership was asked to contact a board member with any parking problems. New hanging parking placards will be ordered. It was suggested that the handicap parking be moved to the end of the sidewalks instead of in the middle of the building. It was also suggested that the spaces have signage that can be either active or inactive when needed. The board will be looking into how many handicap spaces are required by the County. It was also noted that there is a possibility of additional parking spaces when the lot needs to be resurfaced. Michele Nosari will look into the legal aspect of the handicap parking and will have the report to the board in 3 months.

2015 Annual Membership Meeting
The 2015 annual meeting will be set by the new management company and the board of directors.

Adjournment
There being no other business the meeting was adjourned at 11:25 AM.

Respectfully Submitted
Jeannie Denckla
HOA Accountant
Key To The Rockies