

CREEKSIDE 25-30
REGIME MEETING
JULY 4, 2013

MINUTES

A meeting of the Regime Directors and Members was held July 4, 2013. Bob Oehrlein, Regime Director, presided as Chair of the meeting and Barbara McGee, Regime Director, acted as Secretary and recorded the minutes. Present at the meeting were the following directors and members:

Bob Oehrlein, Regime Director, C-25
Kim Folts, Regime Director, C-29
Barbara McGee, Regime Director, C-28
Sara Freeling, C-26
Alan Kusinitz, C-27

The Chair called the meeting to order at 3:30 PM. The minutes of the July 25, 2012, meeting were reviewed and approved by those present.

The first order of business was to nominate and elect one director for a three-year term. Sara Freeling made a motion to elect Kim Folts to serve a three-year term as regime director; motion was seconded and passed unanimously by those present.

Financials and Fee Structure:

- The 2013 financial statements and budget, prepared by Joe Ingram, were reviewed. A recommendation was made to reduce the monthly assessment from \$350 to \$150. All those present agreed, and Joe Ingram will be notified to make this change effective for the July 2013 billing.

Building Maintenance & Repairs:

1. Alan Kusinitz had concerns about chimney cleaning he was charged for which he did not authorize. How did they gain entrance to his unit and where did the funds come from to cover the cost?
2. Sara Freeling expressed concern that the roof heaters are working properly as there was damage to her deck due to large chunks of ice falling from the roof.
3. Alan Kusinitz noted that he covered his cement pad with rubber pavers which seemed to be a good solution to the issue of the cement pad's poor condition and held up well during the winter months.
4. Bob Oehrlein reported that Gordon Schneider (C-30) has been given notice that his storage closet is too full and is blocking access for the fire panel inspections. Bob

suggested that the regime purchase a shed for Gordon to use for storage. Bob said he spoke with Bob Mulcahey who said it would be OK as long as the rest of the regime owners agree. Bob will contact Gordon in order to give him the option of placing a shed by the existing trash closet or against the outside wall of his unit. Another alternative Bob suggested was to turn the alarm panel around and build a door to access the fire panel for inspections. He will talk to Joe Ingram about this possibility. One concern is that any relocation of the panel will trigger bringing the existing system up to code which would be extremely expensive. It was agreed that any expense, either for a shed or relocation of the panel, would come from the regime reserve fund pro rata to each regime owner.

5. Bob will send a bill to the regime for reimbursement of the electrical cost of the roof heater for the winter season – total is \$484. All present approved.
6. Bob will talk to property management personnel about the drainage in front of the building as well as the damage to the siding due to the careless use of the weed eaters by the lawn people. Also, landscaping stones need to be replaced; Bob and Sara will have this work done during the week following this meeting. They will also talk to Don Lynch regarding cleaning the porch roofs.

Other Business:

Bob Oehrlein reported on the findings of the asbestos testing on the building. Random samples were taken from each unit in the building. The results indicated that in some units the ceiling material tested about + 1% , and drywall and joint compound results were approximately -1%. He said as long as the areas which tested over 1% are not disturbed nothing needs to be done. Due to OSHA and VOSHA standards, the resort has taken the stand that their maintenance department will not be able to work on areas testing over 1% but outside contractors not governed by OSHA would not be affected by this ruling. Also lead testing will be done at a later date – he noted that homes that have been tested as a result of a sale have not tested positive.

There being no further items for discussion, the meeting was adjourned at 4:45 PM.

Respectfully submitted,

Barbara McGee
C-28