

Creekside Regime Annual Meeting
2006

The annual meeting was held as planned on July 1, 2006. Attending were Alan Kusnitz, Cheryl Davidson, Bob and Jane Oehrlein.

Barbara McGee received 2 votes in favor and one proxy vote in favor of her serving an additional 3 year term as a Creekside Regime Director.

The financial statements were reviewed, discussed and accepted.

The 2005 minutes were reviewed and approved.

The annual contribution of \$500 per home to the regime reserve fund was recommended to be continued.

A review of the condition of the building exterior revealed that Smugglers did repair (at no charge to Creekside) the siding damaged by the Grounds Crew and put in a rocky border strip to minimize the chance that similar damage would happen in the future. This closes an action item from last year.

There is also a length of aluminum fascia missing from the rear of the C26. Home Depot is being contacted to pay for the repairs under our warranty. Arrangements are being made with a local contract to perform the actual work. Bob Oehrlein is coordinating this.

It appears that the shingles on the homeowner closets need restaining. Alan Kusnitz will attempt to retain two estimates for this work.

The drainage issues raised at last year's meeting and discussed with Peter Delaney and the grounds representative last year do not appear to be have been addressed. These include:

- regrading Sterling Drive to route drainage to the stone drainage path next to Telemark
- replacement of the stones in this drainage path with the correct type of drainage stone as had been used prior to last year
- Maintaining stones in drainage area on the parking lot side of the Creekside . Currently this is overgrown with vegetation.

As done last year Alan Kusnitz will continue to press for a resolution hopefully with along with Sara Freeling from Unit C-26 as she has had flooding problems in the past when these things are not maintained.

At last years annual meeting it was decided to have the decks power washed and stained. This was accomplished by Bob Oerhleim using Donny Lynch as the contractor. The results are excellent.

Completion of the annual fire alarm inspection is in progress. Currently the Fire Alarm panel is in the outside homeowners closet of C-30. Significant clearance for access to the panel is required by the fire inspector. When the alarm system needs replacement we will find an alternative location perhaps the Smugglers linen closet outside C-27. Unit owners should remember to ensure that their fire extinguishers are charged and up to date.

Cheryl raised the concern again this year that during busy weekends cars are parking at the head of the walk by C 25, blocking it. There has also been parking along the side of C-25. She raised the concern that this is a safety issue for fire truck access and will follow up with Smuggs on this.

Water heater replacements are completed or in progress for all Creekside units.

Respectfully submitted,

Alan Kusinitz