

CREEKSIDE 25-30  
REGIME TELECONFERENCE MEETING  
AUGUST 6, 2009

MINUTES

A meeting of the Regime Directors and Members was held via teleconference on August 6, 2009, at 9:00 PM EDT. 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  
Alan Kusnitz, Regime Director, C-27  
Barbara McGee, Regime Director, C-28  
Gordon Schneider, C-30  
Linda Schneider C-30  
Sara Freeling, C-26

The Chair called the meeting to order at 9:10 PM. The minutes of the July 10, 2008 were read and approved as presented

The first order of business was to nominate and elect one director for a three-year term. Bob Oehrlein made a motion to reelect Barbara McGee to serve a three-year term as regime director, motion was seconded passed unanimously.

The financial statements as of December 2008 which were prepared by Joe Ingram were reviewed. Barbara McGee noted that property management and related regime expenses were being billed quarterly to each homeowner as highlighted on Joe's schedule in the package.

Building Repairs:

1. Bob Oehrlein reported that the siding between C-25 & 26 is in need of repair and also that there is some broken siding at the ground level on C-30. He asked that each homeowner inspect their section of the building and report any damages to the exterior to Bob. Upon compiling an inventory of work that needs to be done, the regime then can arrange to have everything completed at one time.
2. Cement Entry Pads: Bob Oehrlein reported that he priced out the cost to replace the cement pads at C-25, 27 & 29. He found the cost to replace very high and offered to research putting pavers on the existing concrete. The regime members

recommended tabling this action until 2010 in order to have time to decide on the best course of action.

3. Bob next reported that the roof heaters which were installed during the spring of 2008 will need some repairs in the fall. He will contact the contractor to have the work completed.
4. Smoke Alarm Replacement: This should have been done the previous year and Bob will contact Phil Rogers to verify the status.
5. It was agreed that all exterior repairs to the building will be a shared regime expense and billed pro rata to each homeowner, except if caused by an individual homeowner or homeowner's contractor.

Other Business:

Discussion was held regarding TPW as property manager for the regime. A question was raised as to who was responsible for maintaining the landscaped areas originally installed by Smugglers Notch. Sara Freeling offered to follow up with Joe Ingram and her contact at TPW. The general consensus from the Creekside regime members was that TPW had done a good job with maintenance and snow removal issues, and the majority of the other regimes using TPW were satisfied as well. It was also pointed out that those who used Smugglers Notch Management were satisfied with its property management. It was noted that the addition of an alternative property manager has created a competitive atmosphere and both companies are working hard to do a good job for their customers. The Creekside regime members voted to maintain TPW as property manager through the end of the current contract at which time the directors will review and make a recommendation for the next contract term.

Sara Freeling brought up the question of who is responsible for the storage of the outside furniture over the winter and where the furniture would be stored. She will check with TPW regarding this issue.

There being no further items for discussion, the meeting was adjourned at 10:00 PM EDT.

Respectfully submitted,

Barbara McGee  
C-28