

Creekside Regime Annual Meeting
2005

Due to schedule conflicts, the annual meeting was held on July 9, 2005. Attending were Alan Kusnitz, Cheryl Davidson, Bob and Jane Oehrlein.

The financial statements were reviewed, discussed and accepted.

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

A review of the condition of the buildings exterior revealed continual damage being caused by the Smugglers Grounds Crew when trimming along side of C-30. Alan will talk to Peter Delaney about having Maintenance repair the damage and add a boarder of stones along side the building.

There is also a length of aluminum fascia missing from the rear of the building between C 25 & 26. Bob has been attempting to get Home Depot to make the required repairs, with little success. As it stands now, Home Depot has authorized us to have the repairs made by a local contractor and they will pay for the repairs. Bids have been requested of Donny Lynch and the Resort. Bob will continue to pursue.

At last years annual meeting it was decided to have the decks power washed and stained. Three different contractors were contacted during the year with only Donny Lynch responding. His first estimate was \$850 a unit, which was felt to be too expensive. Donny agreed to reevaluate his bid in the spring. His new bid was \$450 a unit, which includes power washing, staining the vertical surfaces with Behr +10 Semi-transparent Cappuccino stain #529 (same as on cedar shakes) and the flat deck surfaces with clear waterproofing. This would be completed this fall. As of the writing of these minutes 5 of 6 homeowners have given verbal approval.

Bob Oehrlein reported that he did have continued discussions with Green Mountain Systems over the winter regarding a service contract for the fire alarm system. He recommended that we pass on the service contract, as he did not feel we were getting that much for our money. He recommended we still consider using them if we have any major alarm issues rather than Resort personnel.

The issue of the Rotting Flower Boxes has not yet been resolved. Alan will continue his discussions with the resort regarding their replacement. Possibly replace with stone.

The additional grill that Sara was working on has been installed, along with an additional picnic table.

Drainage from the Sterlings' parking lot is still a problem. Run off is still coming down the paved walk way rather than the drainage path next to Telemark. Alan has spoken to the Grounds Group and Peter Delaney with no action by either. He will continue to press them for a resolution.

There were a few new issues raised.

Cheryl raised the concern 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. Alan will talk to Peter about “No Parking” signs.

It was also brought up that snow removal in front of our building was poor last winter.

Alan brought up the issue of aging water heaters in our building and it was agreed all owners should attempt to determine the age of their heaters and consider replacement if over seven years old. Bob suggested we look into installing moisture sensing automatic shut off valves on each home’s main water line. It would greatly reduce the amount of damage due to a water line leak. Bob will contact plumbers and get a price for outfitting all homes with the devices.

It was noted that the wireless internet connection for our building had been installed and was operational.

Concern was voiced about the contract negotiations going on between the Resort and SNHA, and we request that the Association keep all homeowners updated with the progress of the talks.

Respectfully submitted,

Bob Oehrlein