

CREEKSIDE 25-30  
REGIME MEETING  
JANUARY 3, 2016

MINUTES

A teleconference meeting of the Regime Directors and Members was held January 3, 2016. 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  
Barbara McGee, Regime Director, C-28  
Steve Roy, C-27  
Sara Freeling, C-26  
Gordon & Lynda Schneider, C-30

The Chair called the meeting to order at 7:05 PM and asked for a motion to approve the minutes of the November 18, 2014 meeting. Gordon noted that he had installed a shed on the side of the building. There was no further discussion and the minutes approved by those present.

The first order of business was to nominate and elect one director for a three-year term, as Barbara McGee's term expired. A motion was made to re-elect Barb to serve a three-year term as regime director 2015-2018; motion was seconded and passed unanimously by those present.

Financials and Fee Structure:

- Barbara McGee reviewed the financials provided by Joe Ingram, noting that the monthly assessment of \$240/home had covered all but \$500 of 2015 expenses – the balance was drawn from the reserves which left approximately \$6,000 in the reserve account. It was agreed by all present to maintain the \$240/month assessment and discuss again at the 2016 annual meeting.

Building Maintenance & Repairs:

1. Discussion was held regarding the roof replacement and the proposal provided by Anderson Construction. The job was originally scheduled for November 2015 but the contractor could not work our job into his schedule, and the roof is now scheduled for replacement in September 2016. Steve Roy said he would contact his roofer to see if he would be able to provide a quote for the job.
2. Regarding repairs to the the path in front of the building, Bob Oehrlein will speak to Paul Delaney about sharing the cost of repairs as resort guests and campers use this path as an access to the creek across the road.
3. Gordon noted that he had the resort remove the snow that had accumulated under his deck and up against the lower windows as it presented a hazard in case

someone would have to use that access to get out of the lower room in an emergency. He wanted the rest of the group to be aware that this is a problem which needs to be watched. He also noted that the smoke alarms are supposed to be updated every 10 years and this can be done by the homeowners; the alarms can be purchased at Home Depot.

Other Business:

Discussion was held regarding flood insurance. Steve Roy, new owner of C27, discovered during the purchase process that FEMA had designated that Creekside 25-30 was in a flood plain. The regime needs to dispute this designation in order to be removed from the flood plain designation on the FEMA maps and it was agreed to hire Joe Ingram to work on this.

There being no further items for discussion, the meeting was adjourned at 8:00 PM.

Subsequent to this meeting, a meeting was held May 11, 2016 to:

- hold a final review and approval of the roofing proposal
- receive an update from Joe Ingram regarding the FEMA redesignation
- Gordon has been advised that the shed he installed under his deck is in violation, and Joe Ingram will assist in working out a resolution of this.
- All present agreed to increase the monthly assessment from \$240/month to \$290/month beginning in June 2016.
- Minutes from the May 11, 2016 meeting are attached to these minutes.

Respectfully submitted,

Barbara McGee  
C-28

**From:** [Barb DiFilippo McGee](mailto:Barb_DiFilippo_McGee)  
**To:** ["Barb DiFilippo McGee"](mailto:Barb_DiFilippo_McGee); [SRfreeling@aol.com](mailto:SRfreeling@aol.com); [kimberlyfolts@gmail.com](mailto:kimberlyfolts@gmail.com); [GSCHNEI355@aol.com](mailto:GSCHNEI355@aol.com); [steven.roy@fmr.com](mailto:steven.roy@fmr.com)  
**Cc:** [JRMARINE51@aol.com](mailto:JRMARINE51@aol.com)  
**Subject:** RE: Creekside regime teleconference call  
**Date:** Thursday, May 12, 2016 4:35:12 PM  
**Attachments:** [\\_Certification .txt](#)

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Hi everyone: Just wanted to give a brief run-down of our meeting last night.

Homeowners in attendance:

Bob Oehrlein C-25

Sara Freeling C-26

Barb McGee C-28

Gordon & Lynda Schneider C-30

Everyone had reviewed the Anderson contract and were fine with it. We discussed the payment schedule per the contract – as soon as Bob & I sign the contract, we will need to fund the required 15% down payment of \$3,622.50 or \$603.75/home. We will have Stephanie at SNHA office send invoices and this will need to be paid upon receipt. Then, 30% is due at the beginning of the project, another 30% half-way through, and the final 25% at completion. We agreed that we would fund the entire amount before the project begins = \$20,527.50 or \$3,421.25/home. We also agreed that we would fund this by August 31, 2016 prior to starting the project on September 6, and we will have Stephanie invoice everyone by August 15 so that there is time for all of us to get the funds to her by August 31. Joe will be overseeing this project on our behalf so we will all owe additional dollars, but this should not be a significant amount and can be settled up after the project is completed. Joe will make sure that the heating panels are handled correctly - this brought up the issue of icing during the winter, Bob and Sara both have added insulation to the attic space in their units which made a significant difference in the icing on their portions of the roof – it would be a good idea if the rest of us looked into having this done as well.

Regarding the FEMA issue, Joe has talked with the engineer who handled the redesignation for the ski shop on the other side of the creek and Joe feels he will be able to use some of the work done on the ski shop for our project – so far the only cost has been a small amount for Joe's time.

Everyone agreed to increase the monthly assessment to \$290 starting with June.

Please let us know if you have any questions/concerns.

Thanks,

Barbara McGee