

CREEKSIDE 25-30
REGIME MEETING
JULY 2, 2016

MINUTES

A meeting of the Regime Directors and Members was held July 2, 2016 at C-25 in the Creekside Townhome building. 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 Schneider, C-30

The Chair called the meeting to order at 2:12 PM and asked for a motion to approve the minutes of the January 3, 2016 meeting.

The first order of business was to nominate and elect one director for a three-year term, as Kim Folts' term expired. A motion was made to elect Steve Roy, C-27, to serve a three-year term as regime director 2016-2019; motion was seconded and passed unanimously by those present.

Financials and Fee Structure:

- Barbara McGee reviewed the financials provided by Joe Ingram, noting that it was agreed at a May 11, 2016 regime teleconference meeting to increase the monthly assessment to \$290/month per home as of June 2016.

Building Maintenance & Repairs:

1. Discussion was held regarding the roof replacement and the proposal provided by Anderson Construction which is now scheduled for replacement in September 2016. The cost was approved by all homeowners in a meeting held May 11, 2016 and will be paid in full by August 31, 2016.
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 the January 3, 2016 minutes should reflect that the window he referred to was the front not the back window that he had the resort remove accumulated snow from, which he felt created a dangerous situation in case of an emergency that would require someone to use that window as an egress. He also said he was told to install steps inside the lower bedroom to allow egress in case

of an emergency. Steven Roy said he was told the same thing when he purchased his home. It was also noted that some homes had their smoke alarms replaced by maintenance as they were out of date.

Other Business:

The engineers have completed their survey in regards to the redesignation of the Creekside building on the FEMA flood plain maps. Their general feeling is that the building will meet standards required to have it removed from the SFHA (special flood hazard area) designation but a final opinion will be made once the final report is completed. (Subsequent to this meeting, the application for redesignation was approved by FEMA and all homeowners received a Letter of Map Amendment Determination Document in November 2016 certifying the removal of the Creekside 25-30 building from the SFHA.)

New Business:

Gordon Schneider asked if any consideration has been given to replacing the siding on the building as he says there is rot under the current siding in some locations. Sara Freeling commented that Don Lynch would be able to take care of any issues in this regard that might come up.

Sara said she would contact groundskeeping regarding the trees closest to the building to have them cleaned out. Discussion was also held regarding the drainage system and any maintenance work that might need to be done. The group then walked around the building to inspect these specific issues and look for any other maintenance issues that need to be addressed. Discussion was held regarding the shed at C-30 and its location; Gordon said he will add siding to match the building.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara McGee".

Barbara McGee
C-28