

CREEKSIDE 25-30
REGIME MEETING
NOVEMBER 25, 2019

MINUTES

The annual 2019 Regime Directors and Members meeting of Creekside 25-30 was held via teleconference November 25, 2019. 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, members and guests:

Bob Oehrlein, Regime Director, C-25
Barbara McGee, Regime Director, C-28
Steve Roy, Regime Director, C-27
Sara and Ron Freeling, C-26
Lynda and Gordon Schneider C-30
Bill and Stacy Clark C-29
Joe Ingram, Executive Director SNHA

The Chair called the meeting to order at 7:10 PM and asked for a motion to approve the minutes of the June 30, 2018 annual meeting. Minutes approved.

The first order of business was to nominate and elect one director for a three-year term, as Bob Oehrlein's term expired 6/2019. A motion was made to re-elect Bob Oehrlein, C-25, to serve a three-year term as regime director 2019-2022; motion was seconded and passed unanimously by those present.

Financials and Fee Structure:

- Joe Ingram reviewed the regime's 9/30/19 financial statements. Steve Roy asked him to define the services included under Common Property Services. Joe explained that the charges, which are performed by SNMCo, include plowing, mowing, trash and landscaping. The Regime used to pay this charge directly to SNMCo but decided to pay the fee through SNHA in order to only pay for services received. Joe then reviewed the Regime's reserve funds of \$15,726, which he feels is sufficient as long as the entire group agrees to fund any unforeseen event when and if it would occur, i.e., work on the fire alarm system. A proposal was made to keep the current monthly rate of \$250.00/month/home through the end of 2019, and Bob Oehrlein proposed increasing the rate to \$265.00 beginning with January 1, 2020 in order to maintain the current reserve level and still be able to pay for smaller regime projects such as deck power washing, etc., from reserve funds. All owners were in agreement and the proposal passed unanimously.

Building Maintenance & Repairs:

1. Sidewalk Repairs: SMNCo proposed repairing the sidewalks in front of the Creekside building and billing the regime for the work. The regime's position is that the sidewalks are used by the resort's guests and camps as a walkway to cross the road to Brewster Creek and should not be the Regime's entire responsibility to repair. Joe Ingram will check the boundaries to see where the Creekside

responsibility ends and the resort's begins. Based on his findings, Bob Oehrlein will contact Paul Luneau regarding this issue.

Other Business:

Regarding the shed at C-30, it has been installed and looks very nice. As a reminder, the installation of the shed was agreed to by the group to allow Gordon storage space as his outdoor storage closet houses the building's fire alarm system and does not allow him to use the space for his own use.

New Business:

No new business to discuss.

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

Respectfully submitted,

Barbara McGee
C-28