

**Buck Creek Condominium Association**

**Minutes of the Annual Buck Creek Homeowners' Meeting**

**July 3, 2014  
Comfort Inn- Avon, Colorado**

**Those attending:**

Gordon and Betty Poeschel, President (A201)  
Kathleen Moore, Secretary-Treasurer (C101)  
Darrell Cooter, Property Manager  
Ken Fishleigh, Board Member (C104)  
Lois and John Flaherty Board Member (C201)  
Betty Ann and Mike Courtney, Board Member (A203)  
John and Janice Henry (A204)  
Joni and Ed Clark (B301)  
Nate and Sandy Brightwell (A102)  
Mike and Beverly Dossett (B205)  
Reed Ford (B104)  
Sandy and Scott Berg (C103)  
Bob Rosenstein (C203)  
Deb McBride (C202)  
Laura Lodge (C302)

**Proxies:**

Ten Proxies were presented.

**Quorum:**

A quorum was established; President Gordon Poeschel called the meeting to order at 10:05 a.m.

**Minutes:**

A draft copy of the minutes was sent to all homeowners. A recommendation was received for an amendment to the minutes as follows:

- a. In Line 1, the word "amendment" to be added between the words "contract" and "established," and the year "2003" to be changed to "2002."
- b. In Lines 1 and 2, the sentence "It was never finalized" to be deleted.
- c. In Line 4, the words "a part of" to be deleted.
- d. In Lines 6 and 7, the sentence "Joanne Mackay contested this because he no longer owns his condo" needs to be deleted.

e. In Lines 13 and 14, the sentence "A \$300 increase would also become part of the new management fee" to be deleted.

f. In Line 12, the words ",in the amount of \$300 per month," to be inserted between the words "provided" and "would."

The amended minutes of the July 3, 2013 meeting were made available to all attending. A motion was made and seconded to approve the minutes as amended. The motion was approved unanimously.

### **Treasurer's and Management Report:**

Darrell Cooter, the property manager presented the treasurer's report. Only one homeowner is in arrears at this time.

Our fiscal year ends on June 30, 2014. For this reason, there are a few expenses are not included in this document. A final version will be sent to homeowners when it is available.

### **Repairs and Maintenance:**

- Damage to A101 has been repaired. The insurance company paid close to 100%. The insurance company did factor into the claim some depreciation due to the age of our building.

A positive result from this unfortunate accident is that we now know more about the stucco in our complex. We have learned we have excellent concrete stucco with two to three layers of concrete applied. We could paint the stucco as originally proposed, but the recommendation is to postpone the painting for another year because it appears to be in good shape.

- The association accepted bids for our landscaping needs and decided to change our service to Payton Bowing. An evaluation will be conducted at the end of the year to determine if we want to continue with Payton Bowing. We were able to save some money with the change.
- The rock wall between Buildings B and C has been completed. The decision was made to delay planting until this spring due to the early fall completion of that area. Trees were removed, shrubs were trimmed and bark mulch was installed. This is believed to give us a much cleaner look.
- Scott Berg is a landscaping expert living in the C build. He has offered to give his expert evaluation and advice on how to proceed with our landscaping needs and desires.
- A roof and sky light inspection has been completed with caulking as required. A favorable report was received.

- Working fire extinguishers have been installed in all units. Chimneys were cleaned and smoke alarms inspected.
- A seal coat has been applied to our driveway.
- Repairs to the parking structure are underway by Steve Siska. This was included in the Reserve Study and will be paid from the reserve funds.
- Dryer vents are cleaned every two years and are scheduled to be cleaned this coming year.
- \$5,000.00 is included in the 2014-15 budget for retaining walls and landscape needs like planting and trimming of existing scrubs. Treated timbers will be utilized in the replacement of retaining walls.
- Decks will be stained or replaced as needed.
- Ed Clark stated that we should have a building report on our stucco added to our building documents. Darrell said that we now have a much clearer idea of the interior of stucco structure. Betty Ann Courtney volunteered to work with Steve Siska to prepare this document.
- Deb McBride expressed a concern for all the dead or dying junipers and the use of the bark in the beds around the complex. This will be addressed by Scott Berg in his landscape evaluation.

#### **Old Business:**

The Colorado Common Interest Ownership Act (CCIOA) requires us to have a collection procedure and a payment plan. This has been sent out to all homeowners.

The Rules and Regulations and homeowners' responsibilities pertaining to tenants has been reviewed. Due to a considerable increase in problems with pets owned by tenants, the Board submitted the following recommendation:

First Infraction = a minimum fine of \$200.00

Second Infraction = a minimum fine of \$300.00 with possible eviction of a tenant any time after the Infraction.

Third Infraction = a minimum fine of \$400.00

Fourth Infraction = Minimum fine of \$500.00.

Homeowners and their families and visiting friends may have pets as long as they follow the general rules such as properly supervising pets and picking up after such pets.

The Board has received a request for a tenant to have a properly documented service dog. The Board voted to approve this exception.

Even though care is taken to insure that all homeowners and tenants follow the prescribed rules, this continues to be a challenge for the management.

#### **Website:**

Buck Creek now has a working website. The Board expressed thanks to Janice Henry for offering her expertise and time to this project. She received a round of applause from the homeowners. Go to [www.buckcreekcondos.com](http://www.buckcreekcondos.com). Owner access is: Username- buckcreek, Password- condos (all lower case).

#### **Rules and Regulations:**

The Association rules and regulations will be evaluated and compared to the Association policies and procedures to insure they are consistent with one another and fully reflect the intended results. There will also be confirmation that these documents are in compliance with the requirements generated from various Colorado legislation. A summary of the rules and regulations will be generated for homeowners to provide their tenants to ensure that they understand what is expected. Kathleen Moore has volunteered to do this for us.

#### **Decks at Buck Creek:**

Ed Clark expressed a concern that the upper level decks construction creates a serious problem when too much wood or wet wood is stored on the decks. Another potential hazard exists when too many people are standing on the decks. It was agreed that the deck construction and possible hazards would be evaluated to insure that construction is appropriate.

#### **Comcast:**

Comcast Cable and internet service is up and running. If a homeowner sell his/her condo, the equipment should be returned and proper transfer must be made to the new owner.

#### **New Business:**

**Reserve Study:** HB 1359 strongly recommends a reserve study to verify that association reserves are sufficient to cover their pending expenses. The study is to span a 20-30 year period of time. Darrell Cooter completed the study as of October, 2013. Limited copies were made available to homeowners in attendance. If you did not get a copy, contact Darrell and he will email you a copy.

The reserve study recommendations will be evaluated each year to cover any unexpected expenditures and to determine if some projected costs can be postponed.

\$60,000 should be maintained in reserve. In order to meet this requirement and to build up funds for future needs, an additional \$18,000 is required to be collected for the fiscal year ending June 30, 2015. For each year thereafter, a 6% increase will be assessed for each individual condo.

### **Budget:**

The budgeted expenses have been increased for this coming year due to the increased cost of utilities, insurance rates and snow removal. This requires a 5% increase in homeowner dues to compensate for these rising costs.

The Board proposed and adopted this dues increase and it will stand unless vetoed by the homeowners. No veto was voiced.

Ed Clark asked for an evaluation of electrical usage to determine if there is something we can do to reduce the increase in this area.

Reed Ford asked about snow removal and how it is paid. Darrell explained that we have a monthly contract for snow removal, but there is additional cost in shoveling the snow. Nathan Brightwell suggested we take a ten year average of snow removal expense to more appropriately estimate our snow removal cost for budget purposes.

Betty Ann Courtney reviewed the report sent to all homeowners about window and slider replacement.

Janice Henry asked about the removal of the tree next to her deck which she feels is a fire hazard. She will be checking with the city about the potential danger and requests the tree be removed.

There has been a concern about smoking of tobacco and marijuana on decks and in common areas. There will be a posting to address both these issues. It is against the law to smoke marijuana on decks or common areas. Any use of such products must be confined to the inside of the individuals' condo. The posting also will ask homeowners, tenants and guest to be courteous to all homeowners.

### **Election of Directors:**

Betty Ann Courtney and Kathleen Moore have both agreed to continue for an additional two years. There were no other nominations from the floor. They were approved by acclamation.

**Open Forum:**

The floor was opened for open forum. Nothing was presented.

**Adjourned Meeting:**

With no further business, the meeting was adjourned.

Minutes are submitted by:

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Kathleen Moore

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Date