

**Spruce Creek Townhome Association at Vail  
Owners Annual Meeting Minutes  
Vail Town Council Chambers  
Saturday, August 4, 2018**

**1. The Meeting was called to order at 9:06 am**

**2. Roll Call and Quorum Confirmation:**

A quorum was established with 9 owners present and 6 owner proxies.

Attendees: Janet & Fred Doyle A2, Rich Burba A3, Karen & Matt Heimerich B3, Candace & Mike Rooney B4, Bart Cuomo C-2, Scott Gavic C3, John Eisinger D3, Juan Carlos Gonzalez Luna E 3, Jennifer Berg E5

By Proxy: Barkin A4, Crosswell B2, Gallagher D4, Gates E1, Thorn E2, Gandoulf E3

**3. Approval of the 2016-2017 Annual Owner's Meeting Minutes:**

Dr. Rooney moved to both waive the reading of the minutes and approve them, seconded by Mr. Burba.

**Special Presentation on Front Decks-** Leah Mayer of LKSM

LKSM presented and discussed drawings and description of three options regarding front decks. (see enclosed material).

**A:** Deck Replacement, remove existing deck replace membrane and create 36" flashing on walls. \$32,494 per unit. Synthetic decking- additional \$1,134.58/unit

**B:** Same as Option A, but includes attractive railing to facilitate snow removal. Gutters and a down spout required for this design. \$46,399 per unit. Synthetic decking-additional \$1,134.58/unit.

**C:** Complete enclosure of the space. Each unit would gain circa 200 sq. feet. Windows would be added along with a flat roof. \$80,098 per unit.

\*On all options, cost increases by 15% annually

**Owner Q&A:**

- Many queries on angling the decks and the roof of the fully enclosed decks
- It was noted that Trex planks are beneficial for canting decks as they are half the thickness of the current 2" top planks and 4" sleepers.
- Gutters and heat tape important
- Full enclosure requires Owner to install & fund all internal appointments (e.g. floorings, light fixtures, wall & window treatment, etc).
- Will all Owners be given option or move together with one option?
- For governing purposes, it's easier and more equitable for all units to engage the same design.
- Design Board likely to prefer unity.
- Committee volunteers: Burba, Eisinger, Gavic, Heimerich

**4. Officer & Committee Reports**

**A. PRESIDENT'S REPORT-** Fred Doyle

Spruce Creek is aging but has been kept in good shape. With age, additional costs are required for proper upkeep; however, Spruce Creek units have increased in value.

The Board's approach is to maintain property owner value, make repairs as needed while minimizing owner operating expenses.

**Year in Review (2017-2018):**

Relatively few issues required focus, and no capital improvements were undertaken. A persisting issue regarding a unit with an open permit prevents Spruce Creek from carrying out any HOA-wide project. V.P. Berg will continue to work on this with TOV Building Dept.

The fiscal year resulted in a surplus which will be discussed in the Treasurer's report; the Reserve assessment ceases at calendar year end 2019; and there is no proposed change to the \$990.00 quarterly assessment. However the Board is concerned that the maintenance budget will not be adequate for future repairs.

A recurring disappointment is poor Trash Enclosure etiquette. This costs all Owners unnecessary charges. We thus ask Owners to refrain from placing recycled matter in bags. Collapse all cardboard boxes, and take oversized items to TOV recycling center.

**Projects to be consider (but not in current budget):**

Tree removal behind Unit C  
Tree plantings on west berm  
Common area light replacement

**B. Treasurer's Report-** Ashley Conklin of Fireside

Ashley addressed the 2017-18 Financials highlighting material variances from budgeted items. The most notable overage was \$2,325.90 on Roof snow removal. (see Chad's review below)  
The fiscal year ended with a surplus of \$2,638.84.

Motioned by Mr. Burba and seconded by Dr. Rooney, the 2018-2019 budget was unanimously approved.

Motioned by Mrs. Doyle and seconded by Mr. Heimerich, retaining the operating surplus in the operating budget, was unanimously approved.

**5. Property Management Report-** Chad Roberts of Fireside

Events of 2017-2018

- a) Water intrusion due to frozen water main
- b) Trash Enclosure usage, beckons Fireside's clean-up and fees thereto

Upcoming year 2018-2019

- a) Bat guano on E2 deck and eaves must be ameliorated across all of E block.
- b) Extreme Builders were selected to replace the storage area storm doors this coming fiscal year.
- c) The roof project will be pursued. Contrasting LKSM estimates, Chad thinks option A could be done from \$15,000-18,000 and option B at \$25,000.
- d) Though improved, we will modify snow and ice issue at Blocks D & E and at the Trash enclosure. A drywell costs approximately \$12,000. Chad to seek the cost of a French drain.
- e) A water use optimization study will be employed to present options for reducing water usage.

#### Imminent Issues:

- a) Building exteriors require full painting (\$60-75K)
- b) Separately, must paint siding, trim, and roof lines, garage doors and landscape boxes
- c) Asphalt cracks should be filled and seal-coated
- d) Deck waterproofing (tbd)
- e) Main roof replacement. Decaying roof has cost the HOA \$34,000 in recent years (V.P. Berg relays \$19,000 spent on chimneys just prior to Fireside's appointment). Until the roof is replaced, more roof maintenance charges which will persist and challenge the budget.
- f) Master landscape plan is on our mind (post 2020)
- g) Positive drainage from buildings
- h) Fascia repairs
- i) Rear deck railings and posts demand attention

#### **6. AOB**

- Mr. Burba feels Irrigation system upgrade should be effectuated in 2019.
- Mrs. Heimerich: Could homeowners manual be created for all and especially for those who rent. It should highlight rules for parking and trash enclosure.
- Mr. Burba seeks I-70 noise alleviation. To this, V.P. Berg feels traffic noise is reducing the value of Spruce Creek and this goes against TOV's tenets. She felt a group of Owners should be expressive at TOV's Tuesday meetings.
- Mr. Burba feels security gates would divert car traffic and related expenses, and will also prove a significant Spruce Creek community upgrade.
- V.P. Berg with experience chairing a large condo complex, underscored the principle that units look unified. Random enclosures and non-enclosure will likely devalue the HOA and create internal conflict when maintenance aspects arise.
- Mr. Gonzalez Luna suggests planting trees all over the West berm.
- V.P. Berg reflected owner sentiment that Main roof should be replaced first, or concomitantly with the front deck roofs for economy of scale and logical progression.
- Mr. Burba suggests each unit be individually metered for water use; thus lifting this expense from the Operating budget.
- Mr. Gavic asked why the irrigation, new lighting, security gates isn't part of the landscaping plan per previous Owner's Meeting.
- Mr. Burba relayed that a host of energy saving rebates are available and can be found on the wall at the entrance of the Municipal Building.

#### **7. Election of Directors:**

Omar Salinas resigned from the Board prior to the meeting. James Gallagher (D-4) was appointed by the Board to complete Omar's term. Fred Doyle (A-2) & Jennifer Berg (E-5) to remain on the Board.

Motioned by Mr. Heimerich, seconded by Mr. Burba, the Directors were unanimously approved.

**The next Owner's meeting is scheduled for Saturday, August 3, 2019 at Vail Town Council Chambers.**

With no further business, the meeting was adjourned at 11am.

Respectfully submitted,

Jennifer Berg, Vice President and Secretary