

SPRUCE CREEK ANNUAL MEETING
AUGUST 7, 2021

In Attendance (In person and virtual)

Board Members: Fred Doyle, Jim Gallagher, Jennifer Berg, and Diane Gavic

Fireside: Wil Sligh, Ashley Conklin

HOA Members: Denise Gonzales, David Braune, Bart Cuomo, Valerie Gates, and David Kantor

Represented by Proxies: Pam Thorne (E2), Michael Barkin (A4), Matt Heimerich/Karen Tomky (B3), Mark Johnson (A3), and Brenda Norton (D1)

A. Meeting was called to Order. It was determined that the quorum requirement was met.

B. Approval of the 2020 Annual Meeting Minutes. Motion to Approve by Valerie Gates, Second, by David Kantor. Minutes approved.

C. President's Report:

Fred Doyle welcomed everyone and thanked everyone for their patience through the year with Covid. Fred explained that the Board after the input from HOA members at the 2020 Annual Meeting had a change in mindset and made the decision to move in a direction to get improvements accomplished at Spruce Creek. The first step was to request a reserve study. That was completed last fall.

Highlighting a couple of the topics:

- Front Deck Rebuild. This repair/replacement has been pushed out to 2023. Decks are required to be repaired to a standard that includes inspection and repair of the substrate; new membranes, cantilevered sleepers for positive water flow and 18" flashing. Owners can do their own decks prior to 2023 if they are experiencing water issues. . Any decks not completed by 2023 will be done by the HOA and owners individually billed. Contact Wil Sligh at Fireside for information on how to contact Turner Morris, the contractor.
- Enclosure Proposal. The Board is not pursuing this issue anymore. The majority of opinion was for a consistency in look and a concern as to the cost. We will maintain the current design.
- Painting: The Board will be working with Fireside to select a painter to paint the exterior of the units in 2022. The Board will seek owner input this fall on retaining the current paint scheme or changing to a more contemporary color combination. Any owner

with color suggestions is encouraged to submit those suggestions to Fireside and the Board for consideration.

Other topics reviewed by Fred were:

- We have an operating surplus.
- Trash etiquette reviewed.
- Planter boxes and stoops-input requested from owners as to whether to keep these going forward. We will need to make a decision before parking lot is torn up and resurfaced.
- Landscaping –input also requested as to what concerns owners have.
- Valerie Gates reviewed in 2012 she wrote a letter concerning the ice buildup in front of the D and E Buildings. Valerie referenced a Colorado School of Mines study that in 2014, suggested the possibility of a drywell and/or French drain to help mitigate this problem. She is willing to contribute \$10,000 toward a solution. Fred responded to Valerie’s concern by noting that bushes have been removed by the dumpster. This will allow more snow to be pushed back behind the dumpster. With the blacktop resurfacing, it is possible the pitch of the concrete slope could be addressed. A drywell might also be considered.

D. Assessments and Project List for Next Four (4) Years.

VP Jennifer Berg described the working document which showed the interaction between the cost of the Board’s 4 year priorities, owners special assessments, and how the Capital reserve is affected at any given month. This list is available on the website.

E. Treasurer’s Report.

- No significant account receivables.
- Water and sewer had increased due to a leak in the irrigation system. This is being addressed.
- Trash has increased because of additional pickups and cleanup expenses.
- Surplus for this year: \$5,226.58
- No dues increase. Dues will remain at \$1090/quarter.
- Motion made by David Kantor to move the \$5,226.58 into our reserve. Second, by Valerie Gates. Motion approved.
- Motion to approve proposed 2021-20220 Budget by David Braune. Second, by David Kantor. Motion approved.

D. Property Management Report (presented by Ashley Conklin)

- Trash enclosure: Fireside is contacting Alpine Creek (who shares the cost of the trash enclosure) to notify them that they will be responsible for half of the additional expenses Spruce Creek has incurred.
- Parking: Building A and B are requested not to park along the tree line.
- Eagle River Water: Will be conducting a cross connection survey. They will need access to every unit to address back flow issues.
- Fireside Website: Has been having problems with their servers. They have changed their IT support and hope this problem is remedied.
- Bats in the roof: Bat mitigation has been done. Please notify Fireside if you see any evidence of bats.
- Snow Removal off of the decks: Fireside utilizes ladders to access the decks. By the time they are doing snow removal, snow has hardened and it is a time consuming job.
- Fire Mitigation: Question was asked as to what is being done. There is a request to trim and remove a tree. Also, new Operating Manger (Wil Sligh) will be walking the property with Fred Doyle to determine what is being done under our current landscape contract in spring and fall cleanups.

E. Other Business to Come Before the Board: None

F. Election of Officers: All current Board members are willing to be on the Board again for 2021-2022. No new nominations were presented. Motion by David Braune to elect Fred Doyle, Jim Gallagher, Jennifer Berg and Diane Gavic as Board Officers for another year. Second, by David Kantor. Motion passed.

G. Fred readdressed a few topics: Addressing the ice topic raised by Valerie Gates, he mentioned that gutters could also be considered. He also raised the issue of quarterly HOA Board meetings so input could be received from HOA members.

H. 2022 Annual Meeting

Next year's annual meeting will be the First Saturday in August. That will be Saturday, August 6th, 2022.

I. Motion to adjourn by David Kantor. Second, by Valerie Gates. Motion approved.

Respectfully submitted,
Diane Gavic, Secretary