

CREEKSIDE 25-30
REGIME MEETING
JULY 2, 2011

MINUTES

A meeting of the Regime Directors and Members was held at the Stoweflake Resort after the SNHA Annual Homeowners meeting on July 2, 2011, at 12:45 PM EDT. 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
Kim Folts, Regime Director, C-29
Barbara McGee, Regime Director, C-28
Jane Oehrlein, C-25
Ron and Sara Freeling, C-26
Gordon and Lynda Schneider, C-30

The Chair called the meeting to order at 12:47 PM. The minutes of the July 4, 2010 meeting were not available and will be emailed to everyone.

The first order of business was to nominate and elect one director for a three-year term. Barbara McGee made a motion to elect Bob Oehrlein to serve a three-year term as regime director, motion was seconded and passed unanimously by those present.

The 2011 financial statements and budget, prepared by Joe Ingram, had been circulated to regime members via email prior to the meeting. Barbara McGee noted that property management and related regime expenses continue to be billed quarterly to each homeowner. There was no further discussion regarding the financials.

Building Repairs:

1. Cement Entry Pads: This item had been discussed at the 2009 and 2010 meetings and tabled until further research could be done. Bob Oehrlein reported that he had received a bid from the resort to repair the three pads in question; the resort's bid was \$600/pad. He obtained a bid from another vendor for \$1,600/3 pads. The decision was made that pads in need of repair would be done on an individual basis by the homeowner, and Bob said he would contact Alan Kusnitz (C-27) regarding repairs to his pad.

2. Bob next reported that the cost to repair the roof heaters had not been paid by the contractor and had subsequently been paid from regime funds as approved at the July 2010 meeting. Bob also reported that he placed a cover over the switches for the panels so that access to them is more convenient. A concern was raised that, since the contractor has been unreachable, he might not be available to do future repairs to the system if necessary.
3. Sara Freeling offered to contact Don Lynch about pricing for staining the decks this year and also to obtain a price from him to remove the moss from the entry roofs and powerwash the building where necessary.

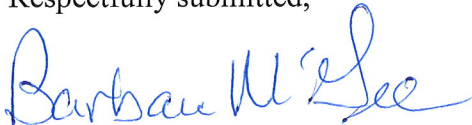
Other Business:

The Regime Directors approved \$500/unit/year regime reserve payment.

Bob and Jane Oehrlein told the regime members about a recent electrical fire they had in their home and recommended to all owners that appliances should be unplugged when not in use. There was no damage to the building as a result of this incident.

There being no further items for discussion, the meeting was adjourned at 1:15 PM EDT.

Respectfully submitted,



Barbara McGee
C-28