

CREEKSIDE 25-30
REGIME MEETING
SEPTEMBER 8, 2020

MINUTES

The annual 2020 Regime Directors and Members meeting of Creekside 25-30 was held via teleconference September 8, 2020. 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
Sara Freeling, C-26
Lynda and Gordon Schneider C-30

The Chair called the meeting to order at 7:37 PM and asked for a motion to approve the minutes of the November 24, 2019 annual meeting. Minutes approved.

The first order of business was to nominate and elect one director to replace Steve Roy who sold his home in April 2020. Bob Oehrlein nominated Eric Anderson, new owner of C-27, in absentia and will contact Eric for his response.

Financials and Fee Structure:

A proposal was made to keep the current monthly rate of \$265.00/month/home through the end of 2020, which should maintain the current reserve level and still be able to pay for smaller regime projects such as deck powerwashing, etc., from reserve funds. All owners were in agreement to maintain the monthly fee of \$265.00 until such time as the regime determines what the fee should be for any future large expenditures.

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. Upon preliminary investigation by Andy at SNHA, it appears that the sidewalks are within the boundary of the Creekside regime; however, that is not a definite fact and will require some further investigation. Andy also spoke with Terry Wescom to get clarity on the actual condition of the sidewalk and what would be involved in the repair work. There was also a discussion about the condition of the concrete entry slabs at C27 & 29. As of this meeting, no further information was available regarding either of these issues.
2. Joe Ingram pointed out that the birch trees along the main road should be trimmed as they are very close to the building at C30 and could fall on the building if there is a heavy snow/ice situation. The regime's position is that this should be handled by the landscaping crew at SNMC. No resolution as of this meeting.
3. Sara Freeling noted that the drainage stones around the foundation of the building need to be increased, and she will contact Paul Leneau to have this done. She also

mentioned that there is a groundhog living under the SNMC's linen closet at C-27 which the resort needs to address. SMNC is addressing this issue along with other similar situations in the resort.

4. Bob Oehrlein noted that the fascia between C25 & 26 is missing. He will call Don Lynch to have him repair/replace as needed. Motion was made and agreed to that the cost would be paid through the reserve funds. Subsequent to this meeting, in a 9/16 email from Andy at SNHA, a quote of \$195 to do this work was given and the work was completed by November 2020.

New Business:

No new business to discuss.

There being no further items for discussion, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

A handwritten signature in blue ink that reads "Barbara McGee". The signature is written in a cursive, flowing style.

Barbara McGee

C-28