

TWO CREEKS HOMEOWNERS ASSOCIATION
ANNUAL MEETING, SNOWMASS CLUB
MINUTES
DECEMBER 27, 2017

Directors Present: Yale Gieszl, Jim Rifkin, Tom James

After determining a quorum had been obtained via owners present and proxies, President Yale Gieszl called the meeting to order at 4:10 p.m.

Yale welcomed the owners present and asked that they introduce themselves.

A motion was made to approve the minutes of the December 29, 2016 annual meeting. The motion was seconded and passed.

Budget Discussion: Yale said there were no unusual expenditures made in 2017 except Two Creek's portion of a new roller for the groomer. This cost was shared with the Pines Homeowners and Owl Creek Townhomes. It was suggested that more money be budgeted for thistle removal. Yale explained that the Association could do weed control in the designated easements but since there was no common area in Two Creeks, all property was individually owned and the Association could not trespass. Dead trees were discussed. Again, if trees were in an area that the Association controlled, trees could be removed, however, on private property, it would be the individual owners' responsibility. Discussion ensued on mechanisms to get owners to participate in fire mitigation and weed control. A motion was made to increase the budget for weeds to \$7,000 for the easements and the board write a letter to the Two Creeks homeowners regarding weed abatement and fire mitigation. The motion was seconded and passed. Donna was directed to contact the Town and Fire Marshall to enlist whatever help they could offer to get noxious weeds and dead trees eradicated.

Election of Board Members: The slate of Yale Gieszl, Jim Rifkin, Bonnie Daniels, Tom James, Andy Paul and Billy Rosenthal was nominated. The slate was seconded and passed. It was moved that the officers remain as last year, President Yale Gieszl, Vice-president Jim Rifkin and Secretary/Treasurer Bonnie Daniels.

Other Business: A question was raised as to the status of the parcel at the bottom of Two Creeks. Jim explained it still belonged to the Perlmutter group and several applications had been made to utilize the land, one being the temporary site for the fire department and a camping area for a festival. Two Creeks had won a court battle to keep the area in a natural state in perpetuity and although we would like to be good neighbors, we had to be vigilant in any land use applications. Someone questioned if Two Creeks had ever offered to purchase the parcel. Jim answered yes but the offer was declined. Donna has all the information on the legalities. If anyone was interested, they could contact her.

There being no further business, the meeting was adjourned at 5:10 p.m.