



Annual Meeting of the Gore Creek Homeowners' Association
Thursday, December 26th, 2019
3:00 p.m. MST
The Vail Marriott

Roll Call:

Attendees:

Mr. Ken Schiciano	Gore Creek 6, President of the Board (exp 2020)
Mr. & Mrs. Rob Smith	Gore Creek 9, Board Member (exp 2018)
Connie Miller	Property Manager, Gore Creek 3 & 4
Jim Sepic	Gore Creek 15, Board Member (exp 2018)
Melody Haynes	Arrabelle Property Manager

Proxies:

Gore Creek 12	Represented by Ken Schiciano
Gore Creek 8	Represented by Ken Schiciano
Gore Creek 7	Represented by Ken Schiciano

Call to Order:

The Annual Meeting of The Gore Creek Place Homeowners' Association was called to order at 3:02 p.m. MST.

Quorum:

Roll call was taken, and with more than 25% of the owners present either in person or via proxy, a quorum was established.

Miscellaneous Association Questions:

- Follow up necessary for providing keypad locks for doors and garages.
- Confirmation provided that the Ritz & Vail Marriott took care of the car that drove off the road last year.
- Question posed regarding the snow melt on the stairs. Confirmation provided that it was build up from when the snow melt last went down, and needed to be re-set.
- Follow up necessary on providing flexible barriers at the Ritz garage that are cleared through Town of Vail for emergency vehicle access.
- Declared that \$25,000 will be going to capital.
- Clarified that bird and bat mitigation went to capital.
- Repel is the new pest control company and are walking the property on a monthly basis.
- Question posed regarding where cars can be parked. Overall agreement that 2 cars per unit but will make final decision at a later date.
- Mr. Schiciano to provide a summary of parking garage items together and distribute as the ramp needs to be removed to discourage people from storing items out there.

Review of 2019 Budget:

- On budget with everyone paying on time other than a late fee income from one unit.
- Upward variance of \$4646
- Mentioned that the GCP HOA would like to have more cameras in the tunnel to help with monitoring parking. Ideally a HD cameras through a security company to ensure they are placed correctly and monitored. Question asked regarding what they doing when they enter the garage?
- \$250/ day boot- make it worth it and impactful to people that are booted. If you get a boot- can't take it off until the next day? 9am-5pm? Sign needs to be put up in the garage to ensure it's known that it's monitored. Steeper fine for multiple offenses.
- Laminate parking passes for each unit- two passes.
- Know who does not park in their garage- so they don't take advantage of the parking passes. Work out facility in garage- not parking in there- if it's a problem that they park outside- we need to know in order to monitor this.
- Access codes will be rest in January annually.
- Landscape maintenance came in at \$13,323. Money was allocated for new time clocks that were not needed due to their current performance. Switching from batteries, they weren't being monitored close enough and Mr. Smith's landscaping died.
- Decided on less food and only the meeting space and some beverages for future budget meetings.
- Last year's budget meeting was meeting was paid twice, awaiting refund.
- Interest in upgrading Cable and Internet to a faster service, would like it updated to that. Potential to add additional speed capabilities through Comcast
- Utilities, water and sewage came in under budget.
- Operation surplus rolled into capital account.
- Dues to remain the same to continue to have healthy reserve.

Review of 2020 Budget:

- Overall budget has been kept similar to prior year.
- Additional money has been allocated to general maintenance for face lift to the riparian zone.
- Clarification provided on gas propane utility increase due to inflation.
- Annually verify that the HO have proper insurance coverage
- Association dues stayed the same for the 2020 budget.
- Anticipating that the snow removal money will be used this year
- Snow melt has been budgeted for every four years, and have allocated \$12,171 into this year's budget. Follow up necessary in contracting a different company to ensure snow melt is functioning properly for the snow season.
- Roof replacement is allocated in the in the 2026 budget. Currently have noticed a lot of shakes coming off with wood shake repair being hard to find in Colorado may need to start looking into a different material such as slate or concrete while making sure the material is functional and esthetically pleasing as well as matching appropriately with heat tape.
- Mr. Smith mentioned the end unit having a pile of icicles.
- Overall there is an average 3% utility increase meaning operating revenue needs to be updated appropriately with the dues.
- Door replacements need to be added into forecasted capital.
- Enhanced lighted needs to be explored near the trashcan for better visibility to see the keyhole.
- Irrigation money allocation was moved forward in case we need to move forward with the updates

- GC 11 would like taller junipers or a better view.
- Grouting has been completed on GC 1 on both lower and upper decks. Money was added into the budget to do all units as well as sealing the flagstone in the front. Question posed on adding this into the budget on a bi-annual basis to help with overall longevity.
- Question posed if the garage door damage fees were reimbursed as the Wood on door isn't fixed. Interest into getting the whole door refinished and stained annually due to being in the direct sun. There will be a garage tech coming out to analyze what's happening to prevent pests from getting in.
- Interest in scheduling double pick up of trash during the holidays.
- For Airbnb question asked if we want something in the covenants to prevent this, questioning how many votes do we need to pass this. Will revisit at a future date.

Board of Directors Election:

Motion was made for reelection of Mr. Schiciano, Mrs. Smith and Mr. Sepic to reprise their Board Member positions, it was seconded; all present were in favor; no opposed.

New Business:

- Clarification provided that there is 1 code for unit owner, 1 code for unit vendors (can be monthly or bi-monthly), and 1 code for whole property vendors
- Bill goes through a different process now and has to check in at each visit and give 48 hours' notice.
- When fire alarms are going off call Fire alarms going off- who do we call Arrabelle 24 hour Loss Prevention. They will come over and check and or connect with fire department if need be. The police department won't come out for fire alarms, but will come out for burglary alarms.
- Look to create a document for emergency situations for each unit.
- Look to have the lead-up to the meeting sent out to everyone a little sooner than this year.
- Next year reserve meeting at 5pm and push for an increase the participation.
- Make sure next year the meeting is not be at the same time as the Arrabelle Club party.

Adjournment:

There being no further business, motioned for adjournment; it was seconded; all present were in favor; no opposed. The meeting was thus adjourned at 2:26 p.m. MST.