

**FRENCH CREEK TOWNHOME ASSOCIATION**

**ANNUAL MEETING**

**Dec 8, 2008, at 7:00 P.M.**

**Colorado Property Management Group**

**2620 S. Parker Road, Lobby**

**Aurora, CO 80014**

1. Tereasa Harsh, President, called the meeting to order at 7:10 p.m.
2. Brittney Johnson, CPMG representative, verified that a quorum of homeowners was present and proof was shown of the notice of meeting mailing.
3. Ms. Harsh introduced herself, other Board Members, and CPMG representatives Ms. Brittney Johnson and Ms. Fallon Redmond.
4. Ms. Harsh asked if there were any amendments to the Jan 7, 2008 annual minutes. No corrections were identified. Linda Hirschfeld moved and Rory Sutherland seconded a motion to waive a reading of the minutes. The motion carried.
5. Ms. Harsh asked for a motion to approve the minutes as written. John Sangi moved and Tereasa seconded the motion. The motion carried.
6. Ms. Harsh provided the Annual Report for French Creek. See Attachment 1.
7. The Board, Brittney and attending homeowners reviewed the financial report.
8. Brittney conducted the Board Member Election. The current member (Rory Sutherland) was asked if he would stand for re-election. Nominations from the floor were requested. Ms. Hirschfeld made the motion for nominations to close. John Sangi seconded the motion. Motion carried. Rory was re-elected by being un-opposed.
9. Homeowners Forum opened discussion of current gutter problem at 4200D. CPMG will follow up. Installation of railings throughout the complex was brought to the attention of the board.
10. Meeting was adjourned.

Respectfully submitted by Linda Hirschfeld.

Approved by the homeowners on 10.22.09.

Annual French Creek Town Home Association Annual Meeting  
12-8-08

President's Report

Thank you for attending French Creek's 2008 Annual Meeting. We're grateful for the support and participation of all the community members.

Thank you to the entire CPMG staff for their hard work all year long supporting our town home association. I know I speak for the entire Board when I extend a special thank you to Brittney Johnson, our Association Manager, for another great job this past year managing French Creek. And once again, special thanks to Jim Williamson for his help with the budget process and Fallon Redmond, Brittney's assistant.

Also, thank you to my fellow board members Marti Haygood, Linda Hirschfeld, John Sangi and Rory Sutherland.

Thank you to Jane Phillips and John Dickson who served this year on the Architectural Committee. Your contributions all year long are important to maintain consistency in the visual integrity of our community and we're grateful for your service. If anyone is interested in serving on the Architectural Committee, please let us know after the meeting. We need at least one more person on the Committee and would welcome your help.

Major accomplishments in 2008 include:

- Removal of the HOA's reserve account to a brokerage firm that will shop rates to guarantee that French Creek's CDs are getting the highest rates available.
- Repair & sealing of the driveways and repainting of the fire lanes was completed. At the same time, sidewalk repair or sectional replacement was completed.
- The signs at each entrance were repainted several times due to vandalization by taggers.

- We applied for and participated in the City of Aurora's Water Allocation Program again in 2008. Once again, I take this opportunity to remind everyone that the cost of water takes the biggest financial toll on our community's budget. Your diligent efforts to reduce your unit's water usage helps keep our water costs down and lightens the load on every homeowner's wallet.
- In addition to annual tree & shrub trimming, our landscaper removed & replaced a variety of dead plant material and did some fairly major work on a steep slope that faces the creek to stop it from washing away. There was some rock replacement in a few areas, too.
- Completion of Maintenance, Repair and Insurance Responsibilities chart.
- Having trees & shrubs sprayed for insects, aphids and mites, and having trees deep-root fertilized.
- We've contracted with a gutter cleaning service and gutter cleaning is to be completed by the end of December.

Currently, we know our focus in 2008 will include:

- Getting handrails installed at buildings with the steepest concrete stairs. (See Linda's 7-28-08 email for bldg. #s.)
- Address the wood retaining wall on the north end of the property pursuant to the Reserve Study.

The building painting cycle will commence again in 2010.

That's all I have. Does any other Board member have anything to add?  
Brittney?

The next agenda item is the financial report, which has been provided in your meeting packet.

We're happy to entertain your questions or comments about the report I've just given or the financials and budget.