

Meadow Creek Homeowners' Association

Sept. 9, 2017 Annual Meeting

The meeting was called to order by Kent Willis at 9:30am.

- Determination of Quorum

It was determined that there were 25 present and 36 proxies sent in. 61 properties were represented, so a quorum was achieved.

- Approval of Minutes

The 2015 minutes and the 2016 minutes were approved with the correction in the 2016 minutes of a "city leash ordinance" replacing a "city lease ordinance."

- Financial Report

Aleda presented the 2017 Profit and Loss Sheet and Balance Sheet. The legal fees of \$7.68 were for certified mail. The statements were approved. The issue of having \$20,000 in our HOA account was discussed. There is no current plan for the money other than unforeseen legal costs. Possible uses discussed included: better food for our meetings, a nice HOA party, putting some money in CDs, designating some money in a "preparedness" fund (wildfire, fire mitigation, power outage, etc), donating annually to the Summit Foundation and leaving the money in the account. The new board will take up this topic.

- President's Report

Kent reminded everyone to take their trash cans in and out in a timely fashion to avoid attracting bears. Covenant violations cited were For Sale signs being in yards instead of attached to buildings and a partial fence which has been removed already. Campers, boats and commercial vehicles parked in the neighborhood are still a concern. Kent said the committee reviewing the covenants will attempt to clarify this issue this coming year.

Town of Frisco news was reported. A 3rd and final building is being constructed near Whole Foods. It will have micro condos on the upper floor and probably retail on the lower floor. The Transit Center will be redesigned in the next year to better accommodate busses and rental cars. The construction at the Adventure Park is a new well house. Employee housing will be built on Galena St. The Baymont parking lot is larger than necessary so they are considering a convenience store for the east side of the building. CDOT will be redoing Summit Blvd. next summer. The Lake Hill project on the Dam Road is on the back burner for now due to several issues involving sewer, water and transportation access. The units in this project will be deed restricted.

- Architectural Control Report

There is a color scheme for exterior painting on our website. Exterior changes in color need to be approved by the board. Plans for rebuilding decks need to be approved by this committee as well as the town of Frisco(if deck will be enlarged).

- Unfinished Business

The covenants will be updated and revised this year. The neighborhood sign has been destroyed by the snowplows. The Board will get an estimate and decide whether we want to replace it. The median on Meadowcreek Dr. is unattractive. The city owns it and has planted trees at our request. Unfortunately, they do not maintain it.

- New Business

Officers were elected. The following 5 persons were elected unanimously: Kent Willis, Aleda Kresge, Lyndsey Whittington, Daniel Clarke and Andrea Blankenship.

- The meeting was adjourned at 10:55.

Respectfully submitted,

Mary Goodwin, Secretary

Afterword:

President – Kent Willis

Vice President – Andrea Blankenship

Treasurer – Aleda Kresge

Secretary – Daniel Clarke

At Large – Lyndsey Whittington

The new Board will meet in early October.

The Architectural Committee will be Jim Veith, Rob Nicol and Lyndsey Whittington