

Minutes of Meadow Creek Homeowners Association Annual Meeting

Sept 8, 2018

Held at: Summit County Community and Senior Center, Frisco, CO 80443

Officers present were:

Kent Willis, President, Chair of the meeting.

Andrea Blankenship, Vice President

Daniel Clark, Secretary

Lyndsey Whittington, Member at Large and Aleda Kresge, Treasurer, could not attend.

Meeting Opened:

The meeting was called to order at 9:30 am by the Chair.

41 votes or proxies were necessary for a quorum. The Board held 25 paper proxies and had sign-in entries for another 19 people present, so a quorum was fulfilled.

A limited number of paper copies of the Minutes from 2017 were circulated. The Chair moved for approval of the Minutes. The Minutes were approved.

Kent Willis offered a report of the Officers.

Mr. Willis remarked that “It was a pretty quiet year”, and that “there were some paint approvals.”

Mr. Willis also reported he had received a request for suggestions for snowplow services. The names “Bobbie Bobcat” (Bobby Ryan) and Snowfarmer were offered by other homeowners. Snowfarmer’s number is 970-389-8999. Bobcat’s is 970-389-4905, for those interested.

Discussion of Treasurer’s Report:

The printed report of the Treasurer, showing income and expense for the year, and a standing balance of c. \$23,000 was brought up for discussion.

It was noted that dues used to be collected and used for paper postage, but that demand for such use had fallen with the advent of email. It was also noted that larger amounts were also kept in reserve for legal expenses that were more of an issue when the Meadow Creek subdivision was first being built out by multiple homeowners.

There was discussion about amending The Declaration to allow the Board to (re)set the dues. It was noted that assembling votes is difficult for all HOA-like associations, and there was

a discussion of how to engage more Members in Meadow Creek's financial issues. A homeowner noted that one reason it might be difficult to assemble votes for the Meadow Creek group is that "we never vote on anything important", another suggested financial issues might attract more attention. The suggestion was extended to include the idea that Members could be offered a direct rebate of dues for their vote on to amend the Declaration.

It was suggested that a meeting date before Labor Day might attract more participation.

In summary, it was noted that it is difficult to assemble enough votes to decide what to do with the excess funds; the Association **must collect** the dues specified by the HOA's Covenants, and by Colorado law the Covenants require a 2/3rds vote of Association Members to change this provision; the Board should be more flexible about spending or refunding dues but it will require a vote by Members.

Mr. Willis requested matters from the Members that they wanted the Board to address.

Mr. Clark raised the possibility of using some of the dues on deposit for investment in collective fire preparedness, and inquired as to members' interest. It was remarked in following that a tax measure was scheduled to be on the November ballot that included a provision for county-wide fire mitigation measures. Another Member mentioned the local Fire Department would walk through individual properties on request for safety review. Another confirmed insurance inspectors would do the same.

A member complained about an unpermitted remodel next door to her being a fire hazard and a depreciation of her property's value. Mr. Willis remarked that he expects older units will continue to be remodeled.

Mr. Munz noted that units in his six-plex reported that units with Federal Pacific electrical breaker panels are thought to be serious fire risks, according to visiting electricians. Lynn reported replacing a panel she was told was a "fire waiting to happen".

Mr. Willis remarked that the developer of the subdivision had built a number of the houses on the property, and cheaply. It was suggested Members check their panels. It was also remarked that the foam carpet padding used at the time of the original construction was not fireproof.

Mr. Clark remarked that his interest was in finding out if there was any beneficial **hardware** the Association could use for preparedness in the event of a fire or long-term power failure – electrical generators, hoses, pumps, etc. There was some interest, but no specific suggestions. It was remarked that in the event of a live fire, residents likely would be evacuated from their properties before they had a chance to physically challenge one.

The question was raised of who determines disbursement of Association funds; do the Association Bylaws mandate a vote on any given disbursement? Mr. Willis replied that no vote is required, but he'd prefer to solicit one on this issue.

The point was raised that some funds on deposit were reserved for replacement of the "Meadow Creek" sign. From last year, the Board was to seek a bid for a replacement sign; this was not completed.

There was additional discussion of the sign. It was determined that the easement used for the previous sign is still valid; it cannot be challenged by the relevant homeowner. Any replacement sign needs to be protected from snowplows. The sign material is typically foam. The Board will pursue inquiries.

New Business:

A Member asked if anything could be done about transients in Meadow Creek Park. Mr. Willis remarked that that a Town Council work session had been held on the subject with local police, among others, and that the issue is being worked on. Safeway has removed outdoor picnic tables, for instance. Mr. Willis remarked that the transient population comes and goes.

The Member suggested that some of the new space being constructed at Base Camp be dedicated to a satellite police post to control the issue. Mr. Willis remarked that the new Transit Center is being redesigned in stages and that future designs include such a substation. Mr. Willis sits on the Summit Stage Board as Frisco's representative.

A Member inquired if we can "do anything about the 450 houses" proposed for the Lake Hill development? Mr. Willis remarked and that it is his understanding that there is no enthusiasm on the part of the Town of Frisco to fund the associated infrastructure and so the development is stalled. The issue is being studied, but there is no final product. Others remarked that the Lake Hill project would contribute to overwhelming the Lusher Court intersection with Summit Boulevard, though the site is scheduled for some improvement.

Mr. Willis remarked that the Board would be sure to request the Town of Frisco keep it apprised of its development agenda in the affected area.

Election of Directors

The Chair proposed consideration of (re)-election of the Board. No new candidates were offered and no resignations were tendered. The motion to re-elect was forwarded, seconded, and carried by a show of hands; the Directors were re-elected.

Adjournment:

Following the election of Directors, Mr Willis adjourned the meeting with the advice that Members take home any surplus food from the catered breakfast.

