

Meadow Creek Homeowners Association

Annual Meeting

September 11, 2021 9:00 a.m.

Held at Frisco Community Center and via Internet remote.

Officers Attending in person:

Kim Howland – President

Andrea Blankenship – Vice President

Robert Nichols – Architectural Committee

Aleda Kresge – Acting Treasurer

Attending via Internet:

Daniel Clark – Secretary

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The meeting was called to order at 9:15 a.m. by the President.

A count of members found 42 present in person or by paper proxy, fulfilling the quorum necessary to do business at the meeting.

A vote was requested to approve the Minutes of the last Annual Meeting. The Minutes were approved.

The President asked the Secretary to report on the results of the vote by the membership on two proposed amendments to the Association's Declaration of Protective Covenants. The two amendments involved (Amendment 1): permitting the HOA's Board to raise or lower the existing, fixed dues amount (\$30) at the annual meeting, subject to approval by the majority of members at the meeting; and (Amendment 2): updating some language in the existing Covenants to reflect current circumstances.

Mr. Clark reported that the "Dues amendment" passed with 83 votes for and 10 votes against. 80 votes (two-thirds of total parcel owners) were necessary for passage. The "Technical changes" amendment passed with 90 votes for and 3 against.

Mr. Nichols was asked if [for] the Architectural Committee had anything to report. Mr. Nichols had no updates to report.

Ms. Howland opened the floor with a request appeal for volunteers for HOA Board positions, including President and Treasurer.

Ms. Kresge described the duties associated with being Treasurer, and presented the Board's case for maintaining the HOA dues at \$30. Ms. Kresge made the points that the amount itself is minimal [compared to other HOAs], and that while in years past the HOA's collections exceeded its outgo resulting in a significant reserve, the HOA's expenses are now effectively equal to its income. There was some discussion of the purpose of the reserve (e.g. legal actions); the Board [Ms. Kresge] defended its current level as appropriate.

Ms. Howland again requested volunteers from the attendees. Jackie Keating [29A] volunteered for the position of Treasurer. Christina Wesnofske [30] volunteered for the position of Board Member at large.

Ms. Keating and Ms. Wesnofske were duly nominated and elected to the Board. Other Board members continued in their position.

The President proposed a vote on the Treasurer's proposed budget.

Beverly Breakstone proposed to approve the Treasurer's proposed dues assessment of \$30/year

The measures were passed with 41 votes present in person or by proxy; there was one dissent.

There was discussion of the "Meadow Creek" sign issue. It was determined that there is little interest in replacing the sign, and if the sign is not to be replaced, that the HOA should pay for the removal of the existing posts from Mr. Yuen's property. Ms. Blankenship agreed to pursue the matter.

The floor was opened to new business.

There was some discussion of trees behind #s 17/19/21/23/25 and how to notify their owner(s) for removal or care. Enforcement responsibility ultimately lies with the Town of Frisco.

There was a reminder for dog-owners to clean up after their animals on others' property, and that there is a leash law.

There was a reminder about Frisco's dark skies initiative and for owners to make sure they are limiting external bright lights overnight.

There was some discussion of the state of the Next Door (internet social-media) service as a neighborhood resource. There are technical obstacles for second-home owners.

A member asked if the Board or the membership had any interest in emergency planning (as for a wildfire, etc.). Ms. Howland replied that one Board member [Mr. Clark] had expressed interest at one time, and that there were County resources available on the subject.

Ms. Howland requested expressions of interest in creating a neighborhood "micro library" and identifying a site therefor. Anna Willis volunteered site at #2 Hawn Drive and to undertake construction. Ms. Howland requested and received authorization to disburse up to \$500 for the project.

There was some discussion of other potential neighborhood initiatives. Ms. Kresge noted that the neighborhood used to have an annual clean-up day. Mr. Nichols noted that there could be a "community recycle day". Eva Hanson noted that she had successfully assembled a community yard sale.

The President moved to adjourn the meeting at 10:25, and the motion passed.