



Meadow Creek HOA

Annual Meeting September 18, 2010

Frisco, Colorado

I. Call to order

The meeting was called to order at 10:02 am by the association President, Nancy Partyka. A quorum was present. There were 31 owners in attendance and 29 proxies were received before the meeting. This year's meeting was held at Tuscatto restaurant. The association provided a full breakfast.

II. Approval of last year's 2009 minutes

Ben Broughton made a motion to approve last year's minutes. The motion was seconded and approved.

III. Executive reports

A. President's Report – Nancy Partyka

Nancy thanked all those who have enhanced their landscaping this summer. It not only makes the neighborhood a nicer place to live, but helps maintain our property values. She also stated that the town had planted five new trees and seeded the median on Meadow Drive. At Nancy's request, the town recently applied some road base to the parking area at the end of Meadow Drive.

B. Treasurer's Report – Chris Debrunner

Chris stated that expenses are less than 40% of revenue. He discussed the possibility of reducing the \$30 per year dues or increasing association events. The board will discuss the possibility of a holiday event. A motion was made to approve the Treasurer's report. It was seconded and approved.

IV. Old Business

Website - The Meadow Creek website is going to be enhanced and updated on a more regular basis this coming year. The website address is www.meadowcreekhoafrisco.com. Kyle Smith of Polymath Computer Solutions will maintain the website. The goal is to make the site more interactive so information can be shared among homeowners, especially in relation to contractors.

V. New Business

A. Water main leaks

There have been two water main leaks in the neighborhood. The leaks were fixed. Unfortunately, individual homeowners had to pay for the repairs. There was a discussion of using dues to have the water lines inspected. Nancy agreed to contact the town to determine if it would be in our best interest to have the association pay for inspections.

B. Landscaping

Landscaping covenants state that the property needs to be sightly and attractive. The group generally felt landscaping was very subjective and not enforceable. Some expressed yards should reflect our natural alpine environment.

For those still spraying for pine beetles, we should consider working together to spray to get a better rate. A sign up sheet was circulated for those interested. Nancy has the sheet and information will be available soon on the website.

C. Trash

Nancy reminded everyone that garbage is only to be put out on pick up day. Not only is it a town ordinance, we don't want to attract bears, moose, coyotes or any other wildlife. Once bears discover trash, "easy food", they will come back to the same area over and over. We do not want to be responsible for a bear being put down because of our garbage.

Also, trash should be in a closed garbage can, not just plastic bags. The ravens quickly rip open the plastic bags leaving a mess. If you rent out your property, please ensure your renters are aware of rules concerning trash.

D. Speed bumps/ speed dips

The topic of speed bumps or speed dips on Hawn Drive was brought up again. Nancy has discussed this issue with the mayor in the past. He flatly stated the town would not consider putting in speed bumps or dips. Nancy agreed to contact him and broach the subject again.

VI. Election of officers:

A. President - Nancy Partyka

Jim Whitman moved and it was seconded and approved that Nancy continue in her term.

B. Vice President - Pam Murano

Nancy Partyka moved and it was seconded and unanimously approved that Pam remains in her term.

C. Treasurer-Chris Debrunner

Nancy Partyka moved and it was seconded and unanimously approved that Chris Debrunner remains in his term.

D. Architectural Committee- Bob Kaufman

Chris Debrunner nominated Bob Kaufman and it was second and unanimously approved. Bob accepted his new role and term.

E. Member-At-Large - Norton Boslow

Nancy Partyka moved and it was second and unanimously approved by the group that Norton (Norty) Boslow remain in his term

F. Secretary - Vacant

Robert Nicol has served for the past 4 years and requesting to end his term. There were no volunteers for this role. The position of Secretary will be vacant in the coming year. Nancy will hire someone to perform record keeping duties as necessary.

VII. The meeting was adjourned at 10:50 AM by Nancy Partyka

Respectfully submitted,

Robert Nicol

