

Meadow Creek Homeowners' Association
Annual Meeting
Held Sept 7th, 2024, Nancy's Place, Frisco at 9am

Board Members Present:

Kim Howland – President (via Zoom)
Christine Wesnofske – Member at Large
Daniel Clark – Secretary
Jackie Keating – Treasurer (via Zoom)
Andrea Blankenship -- Vice President

Meeting Called to Order:

The meeting was called to order by the President at 9:10 am. The Board counted 24 people present in person, 5 people present by Zoom/video teleconference, and 28 represented by proxy for a total of 57, exceeding the minimum requirement of a quorum of 40.

The President moved to approve the minutes of the 2023 Annual Meeting by vote of the membership. The motion was seconded and the membership approved the minutes.

The President requested a report from the Treasurer. Ms. Keating reported that the Association recorded gross revenue of \$4,380, enhanced by late fees, and a net loss of \$7.45 for the year, following some elevated website expenses.

A suggestion was made that the Association could save some money by not spending for a hot breakfast. Another member, Beverly Breakstone, remarked that the Board should keep it, being the one tangible benefit the dues produce. She proposed that the Board not cut the breakfast, the sentiment was seconded, and the President proposed an informal vote on the proposition. By vote of hands in the room and on teleconference, the vote was unanimous except for 2 votes.

Ms. Howland formally proposed keeping the dues at \$30 for the year to maintain the breakeven balance in dues and expenses, and made a formal motion to vote on the amount. The motion was seconded and the vote taken. The vote was unanimous except for 2 votes to approve the \$30 amount.

Arnie Yuen raised the question of why the reserve remains so large. The President remarked that the reserve is kept for potential legal contingencies such as was experienced in the past with Robert Sixberry.

Mr. Yuen proposed an abatement for the current year, to be revisited next year.

The President explained that \$30 keeps the Association breaking even, and had just been approved for the current year. Mr. Yuen repeated his vote against the dues. The Board agreed to consider the issue again next year.

Another member, Mark Petrash, asked how the Association came to decide \$27,000 was the right amount to keep.

A member asked for a recap of previous lawsuits, and why does the Association pay so much for lawyers.

The President replied with a description of the Architectural Committee's challenge to the Sixberry project, and a recent potential suit against the Board for harassment in connection with its enforcement of a neighborhood covenant.

The President moved on to make her President's Report:

"It was a relatively quiet year for the Association and actually we had no complaints in the last year that weren't very quickly resolved... It's been a very quiet year."

The President also reported that the Architectural Committee also had very quiet year as any projects that came up were replacements of existing colors and designs. More involved projects are expected for the coming year.

The President moved on to New Business:

There was a discussion about cars parked in the gravel parcel at the southeast corner of the loop. whose cars are they, can they be there, can they be moved, etc.

Kent Willis volunteered the observations that [he lives across the street from the lot] and many times the cars parked there are from the neighboring condo development, as well as occasionally from the Hawn Drive membership.

Mr. Willis also pointed out that the lot is owned by the Town of Frisco, and the HOA can't enforce any parking rules for it. The Town does enforce its no-parking rule when it needs to, especially in winter when the space is used for snow storage. Legally, there is not much the Association can do about it.

Ms. Howland concluded with the suggestion that Members bothered by overnight parking in the space can call the Town to request enforcement.

The President moved on to the election of Directors:

The President asked the members if any wanted to be a Board member.

Kent Willis volunteered that he was finally retired from his law practice and so had some time to serve on the Board.

Mr. Willis also updated the membership on the status of his out-of-compliance vehicle. He reported it is now operational and has acquired a cover.

The President suggested Mr. Willis could serve as a Board Member-at-Large and assist her with title inquiries. The President asked existing members at-large if any wanted to leave their seat, but all declined. Mr. Willis offered to act as an officer, such as President, but that offer was deferred until next year.

The President proposed a motion to re-elect the current slate of officers with the addition of Mr. Willis as Director-at-Large. The motion was seconded and passed unanimously.

The President asked if anyone new wanted to be on the Architectural Committee. There was some discussion about who was already on the committee, (Rob Nicols, Robin Zenick, Christina West, Claire Hanson) but ultimately no changes were made.

General Discussion:

The President began to adjourn the meeting, but was interrupted by Mr. Clark who sought to poll the membership on two issues. He first asked the membership if anyone was interested in forming a discussion group on the subject of property taxes and recovering some of the windfall revenues the town and county have retained. There was some discussion of the general issue but no plan of action formed.

Perhaps influenced by recent headlines out of Denver about the takeover of an apartment complex by Venezuelan gangs, Mr. Clark also queried the membership if it had any concerns about, roughly, “immigrants” and “potential public disorder” and any interest in forming a neighborhood safety committee or discussion group (or “preparedness” group – ed.).

Ms. Wesnofski remarked that some units that back onto Meadow Creek Park have persistent, minor issues with vagrants at the park, and it would be good if they had a point of contact at the Association to record their concerns.

Another member mentioned that some residents of the park are homeless working people that needn't be harassed.

Mr. Clark clarified that neither of these groups was his concern, but rather the prospect that the criminals reported in Denver could travel to the county.

Mr. Broughton questioned the relevance of the discussion had become irrelevant and sought to redirect it.

Ms. Howland suggested that the Town council would be an appropriate forum to pursue Mr. Clark's concerns.

Another member echoed the sentiment and the discussion concluded.

David Conner spoke via Zoom of the desirability of having an Association contact point/resource to deal with the Town of Frisco bureaucracy, and volunteered some of his time.

Mr. Connor also asked about the lawsuit the Association pursued in the past that cost it significant money. How was it resolved and was it worth the money?

Mr. Willis remarked that it was worth the money to the Association to preserve its ability to enforce its Covenants, and any future lawsuit will have to determine if “if it's worth it” at the time. Mr. Willis remarked that the Association needs to commit some resources to maintaining a corporate culture and history and volunteered some of his Board time to do so.

Ms. Howland suggested that people interested in pursuing inquiries with the Town use the association website as a way of registering the issue and contacting Dave Connor to interface more directly with it.

Kathleen Genereux (107 Hawn) remarked that she never got a copy of the Covenants when she bought earlier this year. Lorraine Sullivan (52 Hawn) said the same thing.

The President noted that the Association website contains all the Covenants and By-Laws and Minutes of Annual Meetings for the last five years. The website address is **meadowcreekhoافرisco.com**

Ms. Sullivan notes that the county has a program for fire mitigation that will pay half the cost of tree removal if the homeowner provides an application to the Fire Department in April.

Mr. Yuen remarked that, with regard to neighborhood traffic/safety, the Frisco police is not staffed sufficiently to expect an immediate response to a call. He also remarked that sheriff's deputies note that Frisco is a target for "rapid in-and-out burglaries". He recommended residents keep aware of their surroundings.

Mr. Yuen also noted that the Meadow Creek sign has been removed from his property, and he requested the Board pursue permanent removal of the easement which it occupied. The Board agreed to consider the request.

Mr. Yuen also recommended that for the next Annual Meeting, the Board utilize the Senior Center contact ("Roger") and equipment to project the teleconference (Zoom) screen onto the large screen in the room, and also display subtitles. The Board accepted the recommendation.

Adjournment:

A motion was made to adjourn the meeting. The motion was seconded and voted upon. The meeting adjourned at 10:05.

Respectfully Submitted,

Daniel Clark

Secretary