

MEADOW CREEK HOMEOWNERS ASSOCIATION ANNUAL MEETING

September 14, 2013

The meeting was held at the Summit Senior Center, 0083 Nancy's Place, Frisco. A breakfast buffet was served from 9:30 to 10:00. 17 homes were represented and 28 proxies were received. One homeowner left before the voting, so there were 44 votes cast during the meeting.

MINUTES OF MEETING

- I. The President, Nancy Partyka called the meeting to order at 10:00 am.
- II. It was moved and seconded that the Minutes from the 2012 meeting be approved. They were unanimously approved.
- III. Executive Reports
 - A. There was no discussion about the Treasurer's Report. It was moved and seconded that they be approved. They were unanimously approved. Dues of \$30 for the upcoming year have been billed..
 - B. Nancy Partyka introduced the agenda for the meeting. She commented that the neighborhood is in good shape and well maintained.
 - C. Kent Willis reported that the Architectural Committee had received and reviewed several submissions this year.
- IV. Old Business
 - A. Kent brought elevations of the Whole Foods location to show us. The underground utilities are being done presently. There will be 2 access streets – Lusher Ct. and through the Transfer Center. The intersection of Lusher Ct. and Summit Blvd. will be improved to include 2 left turn lanes. The probable opening of Whole Foods will be in March. Two other buildings are in the planning stages and 2 additional buildings are proposed.
 - B. Building a storm drainage system under Main Street will begin in Sept. of 2014.
 - C. The Adventure Park has had a successful year.
 - D. Everyone was reminded to put their trash out on the day of pick up only.
 - E. Homeowners who rent need to inform their renters of the covenants.
- V. New Business
 - A. Discussion of revised By-Laws – The discussion included: whether there should be term limits for board members, which was decided against; wherethe

Architectural Committee is defined, which is in section 3 of the covenants; and some typographical errors were addressed.

B. Discussion of revised Covenants –

Section 3.C – should be worded better to clearly indicate whether the Committee or the Town of Frisco receives plans first. It was pointed out that not all city permits require on engineer stamp.

Section 3.D(5) – it was suggested that this state that 2 of the 3 committee members must accept the submitted plans.

Section 3.E – this should be changed giving the committee 21 days to respond to a submission instead of 30 days. It was noted that only exterior plans need to be submitted. The exterior paint palette is available on the website.

Section 3.D(15) – Maintenance of property was discussed at length. The issue of boats, trailers, travel trailers, etc. was a major concern. Some members would like to be able to park boats on trailers in their driveways during the summer season. Others noted that they sometimes have guests arriving with campers, trailers with boats, ATVs or snowmobiles that need to park somewhere. It was suggested that an “in transit” allowance should be added to accommodate members’ short term needs to park these things in their driveways for limited periods of time. It was noted that boats, campers, etc. that are stored long term on the property become eyesores. Nancy Stone commented that the covenants were designed to avoid a disarrayed look in the neighborhood. Another homeowner stated that the covenants were written to help maintain property values for everyone. Each homeowner signed off on them when they purchased their property. It was noted that the Reserve has similar covenants.

Section 17 – commercial vehicles used by homeowners were talked about briefly.

Section 21 – The other issue discussed at great length was how to consistently and fairly enforce the covenants. Should there be flexibility of enforcement with the seasons? If we loosen the restrictions in #15 where does it end? It was pointed out that fining violators was not an answer in that, realistically, that allows a homeowner to pay to keep trailers, etc. in their driveway. At present, the Board verbally contacts the homeowner in violation, if not successful they contact them in writing regarding the violation. If necessary the vehicle, trailer, etc. could be towed at the owner’s expense. There were questions as to how consistently this is enforced. Another procedure would be for the HOA to hire a property management company to oversee the enforcement of the covenants on a consistent basis. This is how the Reserve handles the matter. A motion was made by Larry Stone that the Board looks into having a 3rd party property mgmt.

company enforce our covenants. Kent Willis amended the motion to have the Board request proposals from property mgmt. companies, to determine the level of services we need and to have the authority to hire a company if so desired. The motion was seconded and approved by the quorum present. Until it is determined whether this option will work for us, the Board will continue to enforce the covenants.

Section 28E – HOA dues – the \$30 amount was deleted from the covenants because it limits the Board to charging only that specific amount. It does not allow for charging more or less depending on our Treasurer’s Report. It would still allow homeowners to vote on the amount at the Annual Meeting.

A vote was taken on the Revised By-Laws and Revised covenants of those present and the proxies returned:

In favor of adopting the revised By-Laws – 43 yes - 1 no

In favor of adopting the revised covenants – 33 yes – 10 no – 1 abstaining

We did not have the necessary 2/3rds votes required for adopting these revisions. Homeowners that did not respond will be contacted again.

- C. Elections of Officers – Nancy Partyka announced that she was resigning. It was moved and seconded that Nancy Stone be nominated for President. The following slate of officers and committee members were moved, seconded and passed unanimously for the next year:

President – Nancy Stone

Vice President – Pam Murano

Secretary – Mary Goodwin

Treasurer – Aleda Kresge

Member at Large – Kent Willis

Architectural Review Committee – Nancy Stone, Kent Willis and Rob Nichol

The Board will seek to fill the other Member at large position.

- VI. The meeting was adjourned by Nancy Partyka at 12:00pm.

Respectfully submitted, Mary Goodwin