

Meadow Creek HOA

Annual Meeting September 17, 2011

Frisco, Colorado

I. Call to order

The meeting was called to order at 4:04 PM by association President, Nancy Partyka. 40 owners were in attendance and 36 proxies were received before the meeting to a quorum. This year's meeting was held at Tuscano Restorante. The association provided appetizers, dinner off the menu and an open bar.

II. Approval of 2010 annual meeting minutes

Bob Sixberry made a motion to approve the minutes. The motion was seconded by Arnie Yuen and approved.

III. Executive reports

A. Treasurer's report – Chris Debrunner

Chris presented the financial summary for the year ending September 2011. A motion was made to accept the report. It was seconded and approved.

B. President's report – Nancy Partyka

No formal report was presented. Nancy thanked everyone attending the annual meeting. She also thanked those who paid their 2011 dues in a prompt manner. Nancy stated she would make additional remarks both old and new business.

III. Old business

A. Water line leaks

Nancy contacted Town of Frisco, Public Works Director, and Tim Mack to investigate if it is possible to detect water line leaks/breaks before they occur. Tim stated it was not possible to know ahead of time if a line is weak. He did say that the Town monitors water usage and if there is a spike homeowners are notified.

B. Trash

Nancy reminded everyone that trash is only to be put out on pick up day. She also asked the homeowners to remind their guests and renters not to leave garbage out early because of wildlife.

IV. New Business

A. Proposed dog park in Meadow Creek Park

Nancy informed the group that the Town was entertaining the possibility of installing a 20,000 square foot fenced and gated dog park in our Meadow Creek Park. Nancy learned of the Town's intentions during a meeting with Michael Penny, then Town Manager and Tim Mack. Apparently, a few tourists and second homeowners approached the Town wanting a fenced dog park since they didn't feel comfortable taking their dogs for a walk in our expansive outdoors. Once the topic was brought up, a spirited discussion ensued. Town Council member, Kent Willis, who is also a Meadow Creek homeowner, was on hand to patiently answer questions and elicit feedback.

The homeowners fervently opposed a dog park for the following reasons. Park sanitation and subsequent pollution of the creek and pond, interference with current park usage, the negative visual impact, increased noise and noxious smells, lack of parking, cost of on-going maintenance, and detrimental effects on home values.

It was brought up by Syd Yuen that in the past the Town didn't want to construct a golf course, which would generate revenue, because of the cost. So why would they want to earmark scarce funds into something that would only represent an on going cost and negatively effect the community?

Kent Willis intently listened to all the comments. He then asked for a vote to determine how many were against a dog park. It was unanimous. Everyone was against a dog park in Meadow Creek.

The following materials were provided at the meeting, a Summit Daily News article concerning the dog park, a current picture of the park and what it may look like with dog fence and a list of town council members with their contact information. Nancy also informed the group that she attended the August 23, 2011 Town Council meeting to express the board's opposition to a dog park in Meadow Creek.

A petition against the dog park was circulated and 39 of the 40 people in attendance signed. Nancy agreed to deliver the petition to the Town Council.

B. Town actions in Meadow Creek

The Town conducted noxious weed spraying in Meadow Creek the third week of August.

When meeting with Tim Mack, Nancy inquired about repainting of the bike path symbols. Tim said he would propose it in the 2012 budget so it may possibly be completed next summer.

C. Median on Meadow Drive

Nancy approached the Town on improving the appearance of the median on Meadow Drive. The Town stated if the Meadow Creek HOA would contribute some funds to purchase drought resistant trees that the Town would plant and maintain them.

A motion was made and seconded that the HOA would provide funds for trees if the Town would put in writing that they would maintain the trees. The motion was approved. Nancy stated that she would contact the Town for further information.

C. HOA web site

The homeowners wanted to continue to have a web site. Some expressed that the site in its present form does not meet their needs. Nancy stated the web site could not assist on title company requests when title companies need information for refinancing and sales for individual homeowners. Chris Debrunner confirmed that each request necessitates that an individual form be completed and returned to the finance company.

D. Election on officers

Nancy thanked Treasurer, Chris Debrunner for his outstanding service over the past two years. Chris does not wish to seek reelection. Before the election of officers, Nancy expressed her frustration at the increased duties of the past year with little help or support except from Chris Debrunner. This past year no one would agree to serve as secretary and Bob Kaufman resigned as the only person on the architectural committee. Nancy served in both of these capacities in the past year.

The follow individuals were nominated and unanimously approved.

President – Nancy Partyka

Vice President – Pam Murano

Treasurer – Aleda Kresge

Secretary - Mary Goodwin

Architectural Committee – Kent Willis, Nancy Stone and Robert Nicol

Member at Large – Norty Boslow

V. Adjournment

Nancy Partyka adjourned the meeting at 5:15 PM.

Respectfully submitted,

Nancy Partyka

