

## MEADOW CREEK HOMEOWNERS ASSOCIATION ANNUAL MEETING

September 13, 2014

The meeting was held at the Frisco Town Hall. A breakfast buffet was served at 9:30 and the meeting was called to order by President Nancy Stone at 10:12. The meeting began by everyone introducing themselves and stating their address. There were 20 units represented and 20 proxies were received which gave us a quorum of 40.

The minutes of the 2013 Annual Meeting were reviewed and accepted.

The Balance Sheet and Profit and Loss Statement for the year were reviewed and accepted.

### Architectural Committee Report

There were no requests for construction reviews in the past year.

Covenant Violations – There were 4 notices of violations sent to owners for boats, trailers and campers parked/stored on people's property: 20 Hawn (boat); 39 Hawn (pop-up camper); 65 Hawn (camper) and 718 Meadow Creek Dr. (camper). The owner of 718 Meadow Crk. Dr. has complied with the covenants. Owners are obligated to see that their renters comply with the covenants. It was suggested that we compile a short and simple version of covenant rules to be sent to renters by owners. Campers and trailers can be parked at Walmart, Tiger Run, and Transfer Center (72hrs.) or at a facility in Kremmling.

### General Report

Nancy reported that there were 5-6 sales this year in the neighborhood. Aleda will put the public information (prices) of these sales on the HOA website.

Whole Foods has opened and a wine store, Epic Sports, El Rio restaurant and a coffee shop will open soon. Two more buildings will be constructed there as well.

There is a redesign of the Transfer Center in the works to separate parking for rental cars and shuttles from other vehicles and some interior improvements to be made. This is dependent on receiving grant money.

The Dog Park in Meadow Creek Park is not on the Town Agenda and no money is allotted for it at present.

### Old Business

Last year the Board presented updated By-Laws and Covenants. There were not enough votes cast by owners so neither were adopted. This year a copy of revised Covenants was sent out along with a ballot. As of this meeting not enough ballots have been received to adopt the Covenants (79 yes votes

needed). We have 30 days to collect ballots, so we have until Sept. 20<sup>th</sup> to collect more ballots. As of the meeting, there were 37 yes ballots and 9 no ballots.

Discussion followed on the revised Covenants. Problems were as follows:

Pg. 5 paragraph 15, last sentence regarding play sets, etc. – Some people felt these items could be noisy, fall into disrepair, become dangerous and could be an issue for wildlife. With small lots, many pieces of play equipment in many yards would be unattractive. They are not a liability for the HOA, but would be for the homeowners. Others felt that not allowing this kind of equipment would discourage families from buying in the neighborhood which is not a goal of the HOA. It was suggested that play sets could be approved by the Architectural Committee before they were placed in yards.

Pg. 2 paragraph 3C, phrase “specification stamped by an engineer” - It was felt that this phrase was too restrictive and unnecessary in many cases. The Committee wants to be sure they don’t receive a “rough sketch” to approve but rather a specific plan that would be approved by the Town of Frisco. When selling, any alteration or addition to the house that was done without permits needs to be disclosed. The Committee agreed to modify that sentence.

Pg. 3 paragraph D5 – Some owners felt 3 weeks was too long to wait for approval. The Committee pointed out that it wasn’t always possible for them to meet together sooner than 3 weeks. The sentence will remain as is.

There are 3 grammatical errors to be corrected.

If after September 20<sup>th</sup> we have not received enough ballots to adopt the Covenants as sent out in Aug., the Board will make the revisions discussed above and send out a new copy of Covenants and new ballots. HOAs have a difficult time getting 2/3rds of their membership to vote on any issue.

#### New Business

A homeowner brought up the traffic noise from I-70. Berms or walls can be put up on the CDOT right of way. CDOT doesn’t seem to have money for this. The homeowner is willing to pursue this idea with the Town of Frisco, the Reserve HOA and CDOT. The Board felt they could lend moral support to this but that it was not appropriate for the HOA to do anything further at this time.

#### Nominations for the Board

There was a motion to denominate the present Board. It was seconded and approved.

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 meeting was ended at 12:00 pm.

Respectfully submitted, Mary Goodwin, Secretary