

12/27/2023

Dera Frisco Ridge Homeowner,

This letter serves as notice of the Frisco Ridge Homeowners Association annual meeting to be held **January 25, 2024 at 6:30 pm** at the **First Baptist Church Life Center at 15 S 6th St, Yukon, OK 73099.**

We will be nominating and electing HOA board members for the 2024-2025 year at this meeting. If you would like to nominate, or volunteer your nomination of a homeowner, for a board position of president, vice-president, treasure or secretary, please email your nomination to friscoridgehoa@gmail.com with the subject line indicating the position for which you are nominating.

The agenda for the meeting is currently scheduled as below.

Frisco Ridge HOA Annual Meeting Agenda
January 25, 2024

- Welcome and Introductions (Jarrod)
 - HOA Board and Committee Chairs
- HOA Board Reports: A Review of 2023
 - President's Report: Suzie Broyles
 - Secretary's Report:
 - Treasurer's Report and review of expenditures by category: Jonathan Leady

 - HOA Committee Reports:
 - Communications Committee, Board Liaison Lori Philo-Cook
 - Event Planning, Chairperson Emily Leidy
 - Pond, Landscaping & Commons Committee, Chairperson Kelly Zachgo
 - Safety & Compliance Committee - Position Open
 - Welcome Committee, Chairperson Pam Fox
- Need Volunteers: Your HOA is All Volunteer (Suzie)
 - Need Board members to take care of the HOA's business
 - Need committee members for all committees

- **Old Business**

- Update on HOA management company (Suzie)
- White Management assistance and cooperation
 - At least 80% of homeowners must vote on amendments to CCRs (Covenant 10.2.2)
 - Purchase of several picnic tables and a bike rack at the park
 - Picnic pavilion in our park
- HOA doesn't own land under the sign on the east side of Vandament Ave. Board feels it is not prudent to pay for electricity for this sign.
 - Also discovered that the HOA does not own land under our Hwy 66 sign.
 - Developer did not install electricity at Vandament Ave entrance signs: all solar.
 - Developer has offered to transfer areas to the HOA that would include the South pond and the property our signs are on.
 - \$15,000 estimate to install electricity to one and bring it to the other side of the street.
- Added item: greenbelt behind Side Track
- Developer's Master Plan
 - Review of plan for business access on Frisco Ridge Road
 - Issues of safety for playground and park with significant increase in traffic from Hwy 66
 - Board is proposing developing a template letter and asking FOR homeowners to write letters to the Yukon City Council

- **New Business**

- New HOA management company HOA Services
 - Improved homeowner list management and communications
 - Dues increase by 15% to \$345 annually to compensate for increases in maintenance of public areas and utilities
- Election of 2024 Board of Directors: Five Members (Suzie)
 - Nominations via Email for board positions
 - Volunteers for Board position from the floor
 - Vote from people present plus proxy totals
- Homeowner Questions, Comments, Ideas (Participants)