

Frisco Ridge HOA Board Meeting Minutes

February 13, 2021

This meeting was called to order at 10:00 a.m. Board members present are Lori Philo-Cook, Tim Peters, Jonathon Leidy, David Eggleston and Lolly Griffin.

Secretary's Report (approval of minutes):

The minutes from the January Board meeting had been reviewed prior to this meeting via email. Lori had suggested changes, which were made. In addition, Lori had suggested changes to the minutes from our annual HOA meeting, held on January 26. At the time of this meeting those changes had not yet been made. Lolly agreed the minutes would be amended per Lori's recommendation and final approval would be done via email.

Treasurer's Report:

Jonathon reviewed the financial report. He had "cleaned up" the collected and paid out amounts for January 2021. There are still a few issues on White Management's report and Jonathon will visit with Tom to discuss and adjust. In January 2021 \$1724.24 was spent. We paid for 13 months storage at Devon Storage and the annual meeting and dues mailouts in January. The projected collection of dues in 2021 is \$73,800.

2021 Budget:

The budget requests for committees have been received. Jonathon had not reviewed the request from the Communications Committee, but we discussed which category expenses should be budgeted from. Some have been in a particular category because that's where it was in the past so we talked about how that should be changed. Jonathon will be sending the budgets to the Board. The Board discussed these figures and which category some expenses should fall. Projected dues for 2021 is \$73,800. Tim made a motion to accept the budget, pending final data, David seconded, approved. Jonathon noted he still is not receiving financial reports in Excel, which he needs so he can see all the detail.

White Management has requested their fee be increased to \$350 per month, retroactive to January 2021. Previously Lori had told them that it must be approved by the new board. David asked if White Management had presented their request in writing and Lori informed us that they had not. David would like their request to be written and feels \$300 monthly would be more appropriate. Jonathon had reached out to two other management companies but has not received complete information yet. We are considering keeping White Management through April and transition to a new company in May, if we decide to change. This issue is tabled while waiting for their written request and when received, the board will vote on the increase as well as to whether it should be retroactive to January 2021.

Committee Reports:

Parks, Landscaping & Commons – Jonathon has not received a report from DEQ with regard to the pond situation and thinks they may have been in contact with Taber because the new home being built near the pond has been cleaned up better. Jonathon has taken new photos and painters have been seen dumping waste water into the pond. ONG has been working in and around the front entrance and even though things aren't as good as before the work, they have done a pretty good job of laying sod where needed. It has been too cold to replace the sod at the playground.

Event Planning – This committee has two new members. The committee will be deciding if or how to hold Easter and other 2021 events.

Communications - Lori has updated the webpage regularly with current information. This includes information on the annual meeting with a recap, results of the outbuilding survey as well as the

February newsletter. She got the word "donate" on PayPal removed. It was noted that the reminder dues notice from White Management referenced January 1 as the deadline, instead of March 1.

Welcome – There were two new homeowners in the past month. Pam would like to review the welcome packet letter for 2021 and Lori agreed to do this.

Safety & Compliance – Brandy Davis continues to inspect homes prior to closing to be sure all covenants are met. Other committee members are following up on open issues. This committee needs volunteers as only Brandy remains on so Jonathon offered to join this committee. Lori touched upon the tracking sheet that was developed and it is helping keep better track of the progression of issues. There continues to be issues with speeding and we are considering use of a city owned digital speed sign to make motorists aware of their speed. Tim met with Major Fairchild of YPD about this. The trailer is solar and needs a battery. Additional solutions will be explored in 2021.

Old Business

Follow up with developer - A certified letter still needs to be sent to ODB Investments (Rick Opitz) about the sprinkler leak, wrong street signs and improper installation of stop signs as well as issues with the pond. He has not responded to our other letters so a decision was made at the January meeting to send a certified letter.

A & B votes - Conversion of A and B votes will not be pursued at this time because the Board felt we did not need to spend money to change this. Lori said there are only about 20 lots left and Lolly says the problem will solve itself in a short time. We discussed the greenbelt area west of the addition. This land does not belong to our HOA, Rick Opitz is the owner.

Tree issue with resident - A resident is resisting putting a tree in to comply with covenants. We gave David, the only new board member for 2021, a quick update of this situation.

Annual meeting - Zoom worked well for our annual meeting. David thinks Zoom would be a good option for the future too to involve more residents and everyone thought the packets worked great to inform all residents. However, Lori recommends putting more documents on the website to reduce the size of the mailing.

Management Company Review – Jonathon called two management companies but has not obtained much information yet so he will touch bases with them again this coming week. Tom White has asked the status and Jonathon told him we would get back to him as a final decision had not been made. In addition, Tom would like only one Board member to communicate with White Management for clarity.

Stop Signs/Street Sign Issues – Jonathon and Tim will make repairs when the weather warms.

A new sign on Side Track is spelled Sidetrack and will have to be replaced. There are also issues with unclear signage for Switch and Switch Court.

Dues Notification – A reminder letter was sent February 5 to those who have not yet paid their annual dues and a reminder sign was posted at each entrance that dues are due March 1.

Vehicle Break-ins – Lori posted an alert on our website and in the February newsletter as well as having been discussed at the annual meeting. Tim will check with YPD to see how many vehicle break-ins have been reported. Tim has been working with the Safety and Compliance Committee about setting

up a neighborhood watch program. The Board agreed we should assess interest before moving forward. Lolly will post on Facebook.

Attorney for HOA – Lori had previously contacted Yukon attorney Mike Segler several times but got no response. We may look to OKC due to local relationships so that we receive unbiased help.

New Business

Report on Covenant Survey – The survey asked for opinions on outbuildings. 60 responses were received, 25.7%. Of those, 51.6% were “yes”, 36.6% “no” and 10% were unsure. This was not close enough to 80% support needed to make changes. David made a motion to table this, Tim seconded. Approved. This issue was tabled due to lack of homeowner support.

Mailing address issue for Switch and Switch Court – The developer originally made an error and there are problems because the developer used the same addresses for homes on Switch/Switch Court. This is a postal issue but this will be sent to Safety and Compliance to try and solve with signs.

Michael Walker shed request – Mr. Walker has requested approval to build a shed using high quality stucco but would be willing to put rock or brick around the bottom. Jonathon pointed out that his fence and shed may partially sit on developer property so the Board needs to inform him of possible property line issues. Lolly asked if the city permit would address this. If the Board approves, we need to note that the shed is over his property line so a future Board may not be held responsible. Jonathon would like to send to the Compliance Committee to confirm the exact wording of the covenant then have it come back to the Board for final OK.

Board Position – Drew Self has expressed interest in a Board position when/if there is a vacancy. He previously was on the Safety and Compliance Committee. He has submitted the reasons he would like to serve on the HOA Board.

Officer Election and Appointment of Board Liaisons:

President – David Eggleston
Vice President – Lori Philo-Cook
Secretary – Lolly Griffin
Treasurer – Jonathon Leidy
Member at Large – Tim Peters

Welcome Committee – David Eggleston
Communications – Lori Philo-Cook
Safety & Compliance – Tim Peters
Park, Landscaping & Commons – Jonathon Leidy
Event Planning – Lolly Griffin

After general discussion, the Board positions were decided upon as well as Board Liaisons. Tim made a motion to accept positions as shown above, David seconded, approved by all.

Other New Business – Facebook posts – The Board would like the HOA Facebook page to be more relevant so we will post more neighborhood news. There was an issue with an inappropriate comment and it was removed.

The Board agreed that leftover office supplies from the HOA meeting packets should go to White Management for future use.

March meeting – The March meeting was scheduled for March 20, 2021 at 10:00 a.m.

This meeting was adjourned at 12:00 p.m.