

Frisco Ridge HOA Board Meeting
March 27, 2021

This meeting was called to order at 10:02 a.m. by President David Eggleston. Board members present were Lori Philo-Cook, Jonathon Leidy, Tim Peters and Lolly Griffin.

Approval of February minutes – The Board received a draft of minutes prior to this meeting and changes made per suggestions. Lori made a motion to accept, David seconded, approved by all, via email.

Treasurer's report – Jonathon is still having some issues with White Management, the February report wasn't received until mid-March and the report was not clear. Some homeowners dues were listed as paid, some were not listed at all. White Management still shows a difference bank balance than Jonathon. Jonathon estimates that about 90% of dues are paid and we have about \$68,000 in our budget. The financial reports are better than last year but still some issues to work out. Residents are unable to pay late fees on our PayPal service since the amount varies. Lori found other options if we are set up as a non-profit, but then we would have to use a "donate" button, which would be confusing. The Board decided not to charge late fees until after March 8.

Jonathon sent the 2021 budget to White Mgmt and they have organized their budget to match ours.

Committee reports

Parks, Landscaping & Commons – Mulch still being planned for the playground. The drain is completely clogged and part has collapsed due to tree roots. The new drain needs to run away from the trees to prevent root damage. The committee will try to find someone that can help trench, perhaps a sprinkler company? It will be a 2" pipe running about 50'.

DEQ sent a letter and in it they agreed there are issues with the pond drainage and they will contact the "responsible party", which would be the developer. Additionally, there is a dead tree at the Vandament entrance but this property does not belong to our HOA at this time.

The committee would like flower beds cleaned out and flowers planted at the 66 entrance. The crape myrtle may have to be re-located since it covers part of our sign. There is some work to be done to repair damages done to our sod by ONG during their relocation of gas lines.

White Management had suggested we obtain bids for mowing and other large expenses. There has been some difficulty in getting bids due to the large mowing area but this is being pursued.

The biggest issue facing this (and all) committees is putting projects into play, there is just not enough help. David suggested posting about amounts we can save by asking for community help. The spreading of mulch is an example. Helping out with various projects is a good way to get to know your neighbors. Tim suggested making it "an event", David said after the work is done people could hang out, have a meet and greet, etc.

Event planning – Lolly announced a new committee chair, Tracey Mosley and the committee met recently. She explained the committee's plans for Easter which include an egg hunt on April 3 at 2:00 p.m. About 1500 eggs have been filled and at least one food truck (Snow Zone) will be there. It will be more casual than in the past. There are no plans currently for the remaining events of the year.

Communications – Lori has updated the website, changed page banners, updated photos and added minutes. She deleted most of 2020 information from “What’s New”. She posted the 2020 profit and loss statement that White Management provided.

Welcome – Since January 1, seven packets have been delivered. Lori updated the welcome letter and page with the committee information 2021. Only one homeowner used the gift certificate given, so popcorn is delivered with the packets. David suggested seeing if we could get credit for the unused gift certificates. We have a \$40 credit at the bakery for unused gift coupons.

Safety & Compliance – Brandy completed five compliance checks for new home closings. Tim reported that the city was going to park their speed trailer just south of the park but the trailer broke down when it was delivered. Once repaired, it will be brought out again. The police will provide extra patrol due to speeding. Officer Matt Fairchild apologized for the trailer problem.

The stop sign pole at Hobo and Frisco Ridge Road was hit by a motorist. Lolly got the street signs and has them. Tim checked with residents to see if camera footage was available and it was. Tim filed a report with YPD and we have obtained insurance information on the driver. Tim will file an insurance claim with Allstate, the insurer of the vehicle. A resident also witnessed this happening. Jonathon asked Tim how to get more stop signs and Tim will inquire but it’s likely another Board member will need to present the request to the traffic commission and if approved, to the city council.

The compliance checklist needs to be kept current. It doesn’t work to have multiple people updating it. Lori has been keeping the tracking sheet updated but doesn’t get the information so she asked if Brandy would be willing to do this but Tim said he would do it. Lori needs to know what is outstanding in order to send letters. Jonathon and Tim will walk the neighborhood and do a compliance review so follow up letters can be sent on trees and new issues.

Old Business

Management Company – We had requested White Management put, in writing, their request for an increase to \$350 per month and this was done. David thinks \$350 is in line but they still are not doing a good job and Jonathon says there were still reporting errors in the past month and the report took too long. When Jonathon went to sign checks they had already made them out for the higher amount even though the Board had not approved. Lori believes that Janice has done well on letters, closings, annual meeting packets, etc., and thinks we should pay more now regardless of the final decision about the management company. Jonathon pointed out we have already paid \$200 for January and feels we should not pay more for that month. Jonathon checked with two other management companies and got their fee schedule. One was \$10,000 annually and the other was \$5,000 but includes a specified number of mailings per year plus fees for legal, etc. David proposed paying \$350 to White Management beginning March 2021. Tim seconded, approved. Jonathon will meet with one company and report back to the Board.

Sign Order Estimate – Lori would like a full estimate for all signs needed along with a new sign for the playground, David will ask the Safety/Compliance Committee to add the playground sign.

Developer follow-up – Since our letters were ignored a certified letter was sent to ODB (Rick Opitz) on February 19, 2021 and it was signed for on February 22. Still no response. The water at the

Vandament entrance is currently turned off and Jonathon says the city will not turn it back on until the past due water bills are paid. We have no authority over this at this time.

Legal services – One of the new management companies has an attorney that would be available to us and Jonathon will find out more. The resident on Branch Line that has threatened legal action if we contact them again about a tree should be treated the same as everyone else since there is no special treatment or exceptions. After three letters regarding tree(s), a lien should be filed.

Neighborhood watch – Tim would like to table this until Covid is more controlled. When we are ready, he has an officer ready. We would also like to assess neighborhood interest so we know there is support and help.

Shed plan approval request – Michael Walker at 408 Switch Ct has provided plans for a storage shed and is committed to following covenants. He will put a brick fascia on the building so it matches his house. Lolly feels this could be an ongoing problem, if approved, because the portion that can be seen over the fence will appear non-compliant. Lori feels Jonathon is too strict and that Mr. Walker has done what he can to comply. David feels Mr. Walker deserves an answer but it must be the same for all. David issued a proposal that we vote on the brick fascia, “if it’s good enough”. Tim seconded, approved. There is also a concern about the building being over the property line and Tim will visit with him about that.

Out of compliance storage buildings - Jonathon feels if we sent out compliance letters on trees, etc., we should send them on sheds too and Lori agrees, as long as we are consistent with all. Several residents have non-compliant sheds. David inquired how to proceed as a Board and Lori says we need a fine system for non-compliance. A warning letter then a fine or lien. Jonathon says that we cannot change covenants but we can change consequences. Jonathon and Tim will check these out and if visible from the street they will be added to the compliance list and a letter will be sent.

Out of compliance (trees) – Once the tree inventory is updated, Lori will work with Janice to send second letters to those that received letters in the fall, that are still non-compliant.

New Business

Dog feces being thrown into common areas – a resident on Branch Line apparently was regularly throwing dog feces into the common area. This resident has stopped doing this so no letter is needed.

Westport 66 encroaching onto Frisco Ridge common area – At least two residents in Westport 66 has cleared underbrush and trees beyond their property. Frisco Ridge common areas extend to the rear fence lines of Westport 66 property so this would extend into our land. However, this is east of the creek and areas we do not maintain currently. This item was tabled so there would be time for more discussion.

Water bill – Lolly asked if the water bill had gone down this winter. Jonathon reported it is now under \$100. Lolly pointed out that this is likely the minimum billing for our account.

April HOA Board meeting – this meeting has been scheduled for April 17 at 10:00 a.m. Lori made a motion to adjourn this meeting, David seconded, all approved.

This meeting adjourned at 11:49 a.m.

