

Frisco Bay Townhome Association

Board of Directors Meeting

February 1, 2023 4:00 PM

Location

Webex

Minutes

I. **Call to Order** - Meeting was called to order at 4:05 PM.

II. **Introduction of those present and determination of quorum**

Quorum is met with the following Board members present: Paul Marollo, Lauren Cummings, Jennifer Vic, Kari Rutan and TJ Paulus. Representing HMPM, Taylor Edmonds.

III. **Approval of Board Meeting Minutes**

***RESOLUTION:** Upon motion made, duly seconded and passed unanimously, the Board resolved to approve the Board Meeting Minutes as presented.*

IV. **Financials/Draft Budget**

- Balance Sheet & Income Statement – December 2022
 - Balance Sheet – The HOA has \$91.3k in the Checking account and \$147.5k in the Smartstreet Reserve account.
 - Income Statement – The HOA is about \$900 over budget on a \$58.5k budget. This overage was mostly from the snow removal lines. By mid January this year, the County received as much snow as all of last year.
 - The unit decks were touched on. There is \$30k in the budget for the decks. This could be used to re-stain the decks, but with many having deck boards in poor condition, the stain would last maybe half as long as it should. This is not enough to replace deck boards, this is scheduled in the reserve study in 10 years, at ~\$175k. The Board will hold off on doing anything with the decks for now and will continue to monitor and work on a plan.

V. **New/Old Business**

- The temperature alarm sensors had their batteries replaced this fall. One unit that installed a new furnace had to have their sensor moved. Something about the new make up air vent configuration was blowing cold air onto the sensor, setting it off.

- Shoveling - This is over budget and there was some discussion on if reducing the snow removal scope a bit would help stay on budget. There was a comment that the snow shovelers are doing a great job this year, but would not want to see that lessened. The Board will continue to monitor this.
- There was a query on why Bobby Cat doesn't use the snow storage lot. Has there been a need with the recent light snow years? Taylor will send a note to Bobby on this. He'll also be reminded not to store too much/any snow against the fences. Due to their age, it doesn't take much for them to be knocked over.
- The drainage outfront of bldgs 905 and 909 was discussed. Particularly the downspouts. After some back and forth and different configurations this fall, the Board settled on a solution that should appease all involved. The "problem drain" is the one off 905. This will be tied into a drain at 909, so the water is diverted behind the units instead of between. This will need to wait until spring.
- There was a brief discussion on extending decks. Some owners have approached the Board requesting more info and if they would be allowed to do this. The HOA's plat map was reviewed. It appears the units, the decks in particular, are on the easement line. This does not allow any further room to extend the decks. Many of the unit's property extends further than their deck, but a large majority of that is in the easement.
- Spring Workday
 - The new boardwalk section, by bldg 905, wasn't complete in time for this winter. Bobbycat, who was going to move some small boulders, wasn't able to get to them. These rocks are now frozen in place. The contractor that was going to build the additional boardwalk is ready in the spring. We'll see if the boulders can be moved before the June work day so this can be completed at that time.
 - The Board has been discussing creating some nice common area space that owners could and would want to use from time to time. Grass areas with picnic tables and a grill, maybe some other amenities is the general idea. There are a few questions to work through first. –Is this something the owners want and would use? –What should be in these areas? If grass, it will need to be watered. –Other ideas from the owners?
- Survey to owners - The Board discussed a survey to go out to the owners, for some feedback and to help gauge interest on a few ideas. General survey outline below.
 - Spring work day, what project ideas do you have that you would like to help with at the work day?
 - Are you planning on attending the spring workday?
 - Community Space - This could be a nice area for owners and guests to mingle outside (picnic table, grill, etc). Maybe to include a community garden or other ways Frisco Bay's outdoor spaces can be used for owner enjoyment. What would you envision for these areas? Is this something you would use?
 - An open text field for owners to send any questions or comments.

- Norse Design - Did much of the landscaping across the highway. Next the roundabouts and Frisco Bay side of the highway need to be completed. Taylor will look into CDOT's plan and timing.
- Lighting repairs - Many of the garage lights and unit lights had not been working correctly. The unit and garage lights have begun, these will be repaired rather than replaced to keep all lights looking the same. There were not enough parts in stock at their first visit so they ordered more, but they were the wrong part. These were reordered and the repairs should recommence this month.

VI. Next Meetings

Board Meeting - May 3rd at 4:00 PM - Online meeting

Community Workday - June 17th, 8am - 400 side "HOA" garage

VII. Adjournment

Meeting is adjourned at 5:35 pm