

Frisco Bay Townhome Association

Board of Directors Meeting

September 6, 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, Jennyfer 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
 - Balance Sheet – The HOA has \$100.1k in the Checking account and \$210.5k in the reserve account.
 - Income Statement – The HOA is about \$15.9k under budget on a \$209.1k budget. The savings was seen in the building maintenance lines and roof snow removal line. Much building work has been done over the last years, because of this less maintenance was needed this year.
 - The unit decks were touched on. Replacement is scheduled in the reserve study in 9 years, at ~\$175k. The Board will hold off on doing anything with the decks for now; the owner survey results had most decks as average or better.
 - This was the last year the HOA is doing additional snow removal around the units with foundation leaks. The owners have been reminded of this.
 - The Board asked if there was a higher interest bearing account for their reserve funds; considering the recent rate increases. Taylor will see what is available and move the reserves into an account with better rates.
- The 2024 Draft Budget was reviewed. The budget saw the same high inflation rates as the past couple years. This necessitated a 4% increase just to keep up with this year's inflation. This is considerably less than the last 3-4 years of increases. This was in part due to the HOA getting close to the reserve studies

recommended reserve funding level and part to give the owner a bit of a break. At this point the dues to reserves are close to what they should be, but the years of not being at this contribution level has put the reserve account in a deficit of about \$500k.

- The reserves and the reserve study were touched on. For the past several years the Board(s) have been slowly increasing dues to reserves. A few years ago a reserve study was done that confirmed what the Board knew, more work was needed to get reserves to a healthy place. This past year, the Board accomplished part of that goal and are just about where they need to be on dues to reserves, according to the reserve study. These increases were not as aggressive as the study suggested and had not been high enough in the decades past, so the reserves balance is not there yet.

With the HOA generally collecting an appropriate amount of dues to reserves, the main discussion point is how to get the reserves balance up to the level it needs to be? The Board discussed what they thought would be best for the HOA and the owners and that was to possibly do special assistants for part of the upcoming capital projects. This would help bring the HOA reserves balance up without having to continue with larger and larger increases in dues each year.

V. New/Old Business

- Garage Foundations 400 & 402 - The HOA believes they have found a contractor that can do this work. However, the job has grown in scope considerably. The original hope was that the plywood could be replaced with treated and a waterproof membrane added...now the entire back wall will need to be removed and replaced, plus all of the other items from the first plan. The rough cost estimate has jumped from \$30k-\$40k to closer to \$130k or about \$22k per owner. Taylor will work with this contractor on an estimate for next year, assuming it is too late in the year for this work.

It is the HOA's responsibility to coordinate the work for these repairs and it is the garage owners responsibility to pay for the repairs to the garages. Once there is an official estimate these owners will be notified of their individual cost and an estimated repair date.

With winter weather around the corner, this looks to be a summer 2024 project. The plan for this winter is to add a temporary waterproofing membrane to the exterior of these garages; from a few feet up the wall, out into the parking lot a couple feet. The belief is the water is coming through the seam between the ground and the garages, as well as, percolating through the asphalt in the area adjacent (that this membrane would also cover).

- The County's work in Bill's Ranch is moving along. One good piece of information since the last meeting is that the County is no longer pursuing having the new path use Frisco Bay's property.
- Annual Meeting - This is about a month away. Taylor will send out the Annual Notice and Packet shortly.
- Shoveling - This is over budget, largely from the big snow year. The Board has made it clear to the owners that the extra snow removal done the last two years near 406-412 will be discontinued for winter 2023/24.
- The drainage outfront of bldgs 905 and 909 was completed.
- Fence - This has been a regular topic of discussion. The fence is in poor condition and it doesn't make sense to spend the money to paint it. This leaves the alternative of doing the minimum amount of work to keep it upright. This delay is largely because the HOA doesn't know what the County will be doing with Bill's Ranch and Miners Creek Rd. The fence will slowly deteriorate until something more is heard about Bills Ranch or it becomes more of a liability that it is worth and is removed or replaced.
- Roof - This is the next and largest expense the HOA has. The reserve study has this a few years out, but the funds are a few years beyond that. The Board had a roofing company come out to do an inspection and give it a tune-up. Having this done yearly or so will help stretch out the life of the roof until funds can be saved.
- Fall Workday
 - This will include the usual items of boardwalk maintenance and landscaping.
 - The new boardwalk section, by bldg 905 may be included in this year's fall work day as well.

VI. Next Meetings

Board Meeting - December 6th at 4:00 PM - Online meeting
 Community Workday - October 7th, 8am - 400 side "HOA" garage

VII. Adjournment

Meeting is adjourned at 6:05 pm