



Frisco Bay Townhome Association

Board Meeting

December 20, 2023 4:00 PM

Zoom

Agenda

I. Call to Order

- **4:09pm**

II. Determination of Quorum

Paul Marollo	President	Present
Jennifer Vik	Vice President	Present
Kari Rutan	Secretary	Present
Lauren Gazzolo	Board Member	
Todd Jeffrey Paulus, Trustee - Paulus Colorado Revocable Trust	Board Member	

From HM Kristin Guerrero and Andrea Archila.

III. Approval of Previous Meeting Minutes

- Insurance is up in April - Taylor suggested something besides Farmers

IV. Financials

- Balance Sheet & Income Statement

The Balance Sheet was reviewed for the November 2023 financials. The operating account has \$58,912.04 and the Reserve account has \$270,848.42. All owners are current on their dues.

- 2024 Preliminary Budget

The 2024 Preliminary Budget was reviewed by the board and approved.

V. New/Old Business

- Annual Meeting Prep

- Garage Wall

- HOA paying for work on GCE's?
- Lawyer letter

- Bills Ranch Update - breaking ground next spring

- The last public meeting the town approved to rezone it, they want to start breaking ground next spring, the only thing that affects them is that they may need access to drainage of miner space roads, they might extend and put a major cover it shouldn't make any difference since it should be underground.

- The County is a separate project to improve Miners Creek Road, Paul emailed Robert who is the road and bridge guy, they used to have a chain in their back entrance and it was part of the agreement with the original developer and the town to improve the road or not use the road. That was back in 1994 when Paul emailed Robert with several concerns and he also emailed Scott to share his concerns after the holidays. Paul will try to reach them, but was told that he cannot be involved in any negotiations. Outline:

- Concerns, putting chain back, seed off project on highway 9.

- How do we get emergency access?

- Work Day - June 29th 2024?

- Wants to add to the rules and regulations about the \$100 fee.

- bylaws or declarations need an attorney

- Rules and Regulations, the board can decide to add it. .

- Remind people about the \$100 fine for not participating in the work day

- Last weekend of September 28, 2024?

- June 22,2024?

- Old Garages

- Lawyer was supposed to send a letter. Lawyer contact info was sent to Kristin along with a brief summary.
- Garages got patched for the winter, Kristin will send pictures of the work done.
- Roof Invoice
 - Match the roof replacement quote with the reserve study to see how accurate the reserve study is
 - Kari agrees with the significant change with the invoice
 - TRY TO FIND THE ORIGINAL invoice

VI. Next Meeting Dates
TBD
Plan for work in spring
Discuss workday

VII. Adjournment

- **4:50 pm**