

FRISCO BAY ASSOCIATION

NOTICE of 2024 ANNUAL MEETING

Saturday, September 28, 2024
9:00 AM MDT

The Frisco Bay 2024 Annual Homeowners Meeting will be held virtually via the GoToMeeting platform (similar to Zoom). We recommend that participants download the GoToMeeting application to their computer to follow along on the screen as we discuss financials and other agenda items throughout the meeting. Alternatively, owners may dial in over the phone using the access info below.

GoToMeeting Access

Frisco Bay 2024 Annual Meeting
Sep 28, 2024, 9:00 – 11:00 AM (America/Denver)

Please join my meeting on your computer, tablet, or smartphone.
<https://meet.goto.com/266134885>

You can also dial in using your phone.
Access Code: 266-134-885
United States: +1 (872) 240-3311

Get the app now and be ready when your first meeting starts:
<https://meet.goto.com/install>

Access to the meeting portal will be made available at 8:45 AM, and we encourage owners to access the meeting early to familiarize themselves with the application before the meeting starts. We request that all owners attending via GoToMeeting return the Proxy form provided in this packet in case of technical difficulties or if the Owner is not on the line when a voting issue comes before the Association.

The purpose of this meeting is to review general association policies, 2024 spending to date for operations and reserves, the Board-adopted operating budget for FY2025, common area maintenance that has occurred throughout 2024, conduct an election for the Board of Directors, and discuss any further business that may be appropriately brought before the meeting.

NOTE: Please complete & return the enclosed Proxy form by Thursday, September 26th, via email to HOA@AEPropertyManagement.com.



FRISCO BAY ASSOCIATION ANNUAL HOMEOWNER'S MEETING

Saturday, September 28, 2024 | 9:00 AM MDT

Virtual via [GoToMeeting](#)

AGENDA

- I. Call to Order & Determination of Quorum**
- II. Approval of the 2023 Annual Minutes**
- III. President's Report**
- IV. Financials**
 - July Financials
 - Budget Ratification – 2025
 - Reserves Review
- V. New/Old Business**
 - Reminders - Pets, renters, vehicles, shovel decks, trash/recycling
 - Bills Ranch Update
 - Overflow/Trailer Parking Lot
- VI. Other Business**
- VII. Election of Board**
- VIII. Next Meeting Date**
- IX. Adjournment**

Frisco Bay Townhomes Association			
FY2025 (2024-2025) Budget			
Account #	Account Name	2023-2024 Annual Budget	2024-2025 Proposed Budget
Operating Income			
4200	Operating Dues	363,243	282,810
4240	Operating Dues - Garage	348	348
4900	Misc Income	0	0
4920	Late Fees Income	0	0
4930	NSF Fees Collected	0	0
	Dues to Reserve	-105,762	0
Total Operating Income		257,829	283,158
Operating Expense			
	Repairs & Maintenance - Onsite (prev. Gen Bldg Maint)	0	0
5110	General Repairs & Maintenance	12,000	10,000
5130	Roof Repair & Maintenance	6,500	10,000
5220	Fire System Monitoring	2,000	2,000
5610	Grounds & Landscaping - General	5,000	5,000
5710	Snow Plowing	19,000	19,000
5730	Roof Snow Removal	5,000	5,000
5740	Snow Hauling	5,000	2,300
5810	Electricity	850	900
5840	Cable TV	52,212	46,228
5850	Trash	6,022	9,752
5860	Water	16,380	17,199
5870	Sewer	28,000	29,046
6110	Tax Expense	750	750
6210	General Liability Insurance	50,274	70,335
6310	Legal Fees	700	2,000
6410	Administrative - General	1,260	1,250
6420	Meeting Expense	333	0
6450	Registration Expense	0	62
6500	Management Fees	42,548	51,988
6800	Contingency	4,000	0
Total Operating Expense		257,829	282,810
Total Operating Income		257,829	
Total Operating Expense		257,829	
NOI - Net Operating Income		0	
Reserve Income			
7200	Reserve Dues Income	105,762	106,000
7310	Reserve Interest Earned	0	0
7320	Investment Interest Income	0	0
7700	Working Capital	0	0
Total Reserve Income		105,762	106,000
Reserve Expense			
8200	Reserve Expense	33,077	20,000
Total Reserve Expense		33,077	20,000
Total Income		363,591	106,000
Total Expense		290,906	20,000
Net Income		72,685	86,000

	2024	2025
Operating Dues	\$ 257,481	\$ 282,810
Reserve Dues	\$ 105,762	\$ 106,000
Total Dues	\$ 363,243	\$ 388,810
Total Increase		7.04%
		\$578.60

FRISCO BAY HOA PROXY FORM



Alpine Edge | HOA@AEPropertyManagement.com
970-453-2334 | P.O. Box 7, Breckenridge, CO 80424

Frisco Bay 2024 Annual Homeowners Meeting

DATE: Saturday, September 28, 2024

TIME: 9:00 AM MDT

LOCATION: [Virtual via GoToMeeting](#) – see Notice of Meeting document for access details

Please see the information below requesting planned attendance and proxy details. It is important that you, as an owner, be represented at the meeting. If you cannot attend the meeting, please be sure to sign, date, and email the proxy so that we can ensure a quorum and that your vote will be counted.

Name(s) (please print): _____

Frisco Bay Address: _____

Attendance: () I (we) plan to attend either in-person or virtually via GoToMeeting
 () I (we) do not plan to attend

PROXY

I (We), _____ am (are) the person(s) legally entitled to vote for the address listed above, and I (we) do hereby give my (our) proxy(s) to (check next to Board President or fill in representative's name after "Other Homeowner"):

() **Board President**

() **Other Homeowner:** _____

to cast my votes at the annual meeting on Saturday, September 28, 2024. I hereby authorize the person named to cast my vote on all issues set forth on the agenda presented at this meeting and any other items, issues, assessments, etc., which legally may come before the membership. This proxy shall not be valid if I attend the meeting or execute a subsequently dated proxy.

Signature(s) _____ Date: _____

Please submit this form via email to HOA@AEPropertyManagement.com no later than Thursday, September 26th.