

FRISCO BAY ASSOCIATION ANNUAL HOMEOWNER'S MEETING MINUTES

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

Virtual via [GoToMeeting](#)

Frisco Bay Board of Directors

- Lauren Cummings
- Kari Rutan
- TJ Paulus

I. Call to Order & Determination of Quorum

- A quorum was met with at least 40% or 23 homeowners in attendance or represented by proxy.
- There was a motion to call the meeting to order at 9:07 a.m.
- The current board and management team were introduced to the homeowners.

II. Approval of the 2023 Annual Minutes

- **Motion:** Kari Rutan motioned to approve the 2023 Annual Minutes, which Jason Lovell seconded, and the motion carried.

III. President's Report

- Projects completed this year:
 - Roof inspection and gutter cleaning were completed this year. Roof and heat tape inspections will occur annually.
 - More recycling bins have been added to the HOA.
 - A new section of fence has been installed on the 400 side along Miners Creek Road. The HOA may replace a section of fence on the 900 side between Boulevard Bend.
 - A project to be completed in a few years will involve replacing the decks. Details of this project will be worked out in future board meetings/discussions.
 - The parking lot will be crack-sealed and seal-coated next year. More information will be provided to owners in the spring.
 - Per the reserve study, a bigger project in the future will be the walkways. The preliminary plan is to replace the planks with asphalt.

IV. Financials

- August Financials
 - Under budget in general repairs and maintenance (-\$9K), landscaping, roof snow removal, and snow hauling.
 - Landscaping supplies were recently purchased for the workday, so this line is expected to be on budget at the end of the year.

- Over budget in roof repair and maintenance (\$6,600) and fire system monitoring (\$2,300), snow plowing and shoveling (\$2K), water, and insurance (\$2,700)
 - Roof repairs occurred in February.
 - Insurance is rising state-wide and across all carriers due to the wildfire risk. Insurance companies will start not allowing grills within 10 feet of a structure within six months to a year.
- Overall, the HOA came 2.9% under budget (-\$6,900).
- Reserve Balance: \$96,000.
- Budget Ratification – 2025
 - Decreases in repairs and maintenance, Cable,
 - Cable renewal came with upgrades but no price increases. The decrease results from the board's decision to upgrade to 500 megabits per second instead of 1,000 megabits per second. More information will be sent to homeowners soon.
 - Increases in trash, insurance, management fees, and homeowner dues.
 - Alpine Edge will continue to shop for alternative insurance companies.
 - Management fees increased due to the switch from HM Management (Wilderness) to Alpine Edge
 - HOA dues to increase 7.4% to \$578.60. Homeowners were reminded to adjust their autopay amounts on AppFolio.
 - There were no vetoes to the FY2025 budget; therefore, homeowners ratified it.
- Reserves Review
 - The HOA has earned extra money through the interest in its CDs.
 - Reserve expenses budgeted for FY 2025 are \$33K. Only \$3K is planned to be used for the decks currently needing repairs.
 - A contract was signed for a new reserve study. Once received, it will be posted in the shared documents folder on AppFolio for homeowners to access and review.

V. New/Old Business

- Reminders
 - Pets – Homeowners were reminded to pick up after their pets and to follow the leash law.
 - Renters – Renters must follow HOA rules available on AppFolio. Homeowners should inform renters that non-household items cannot be disposed of in the dumpster, as the HOA incurs a fee for removal.
 - Vehicles – Homeowners can have three vehicles: one in the garage, one in an assigned space, and one in open parking. There were reminders about parking passes and short-term renter procedures.
 - There was a discussion about the addition of parking. The board is looking into adding parking on the 400 side.
 - Shovel Decks – Homeowners were reminded to keep decks shoveled to prevent ice dams in the winter (especially upper decks), which could lead to leaks.
 - Trash/Recycling – Only appropriate items should be thrown into the dumpster. No furniture. Large items and furniture should go to the Keystone scrap yard.

Homeowners were reminded of the recycling procedures and the recycling centers around the county.

- **Bills Ranch Update**
 - A new community is being constructed off Miners Creek Road. Homeowners were informed of its progress.
 - The future of Frisco Bays access to Miners Creek Road was discussed. There was some concern about Frisco Bays access during emergencies.
 - A new culvert was installed, which should help with the snow build-up and road flooding in the winter.
- **Overflow/Trailer Parking Lot**
 - Campers and trailers must be removed from the lot, or a winter request must be submitted. Space must be kept available for overnight vehicles and winter toy trailers during the busy winter.
 - A new pass needs to be acquired for the winter season. Alpine Edge will send out more information on this. Homeowners should ensure their vehicle registration and tags are up to date.
- **Xcel EV Charging Program Update**
 - An application was put into Xcel for an EV charging station; however, many applications were received that were not reviewed in time.

VI. Other Business

- A homeowner asked that certain documents, such as the parking pass and financials, be added to the website. Alpine Edge will add these items.
- The 400 through 402 garages have some water and, in some cases, dirt infiltration through the back wall, which must be rebuilt. Homeowners were updated on potential plans for these repairs.

VII. Election of Board

- There were no nominations for the election.
- **Motion:** Lauren Gazzolo motioned to approve TJ Paulus's re-election by acclamation, Jason Lovell seconded, and the motion carried.

VIII. Next Meeting Date

- A meeting date will be determined over email.

IX. Adjournment

- The meeting adjourned at 10:27 a.m.