

Frisco Square HOA Meeting Minutes

Subject	Frisco Square HOA Meeting	Date	July 14, 2022
Facilitator	David Rostcheck (President)	Time	6:00 pm
Location	Virtual (via Zoom)	Scribe	Cathy Scarince (Secretary)
Attendees	David Rostcheck (President), Cleveland Antoine (VP), Janet Pollard (Treasurer), Cathy Scarince (Secretary)		
Absent	Sara Dunham (at-large)		

Key Points Discussed and Action Items

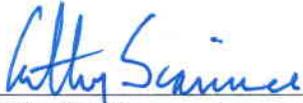
No.	Topic	Action Items
	Call to Order	David called the meeting to order at 6:07 pm.
	Approval of Minutes	CS motioned to approve the June 9 regular board meeting minutes. DR seconded. All approved – motion passed.
Old Business		
1.	Rental units violating CC&Rs	SD was not in attendance, so discussion was limited. 8242 Library is for sale and has a pending offer. 8218 Library is not listed for rent right now but currently has renters.
2.	Pet waste	The pet waste station for the mini-park has been delivered and needs to be installed. No new complaints about pet waste have been received lately. It appears the notifications and discussions with the resident have been effective.
3.	Riser rooms	CS talked to Home Depot about replacing the damaged door at 6346 Gordon but it is considered a commercial door, so they won't do it. CS will try to find a door company to replace it. The Board discussed hiring a locksmith to install a deadbolt if the door isn't fixed by fall. JP will send CS a door company a resident used.
4.	Reserve study	CA reported that only 2 of the 4 reserve study companies have provided proposals. He will send both proposals to the Board for review. There is a large difference in prices between the two for similar services. CS will ask her McKinney HOA who does the reserve study for them to provide another option.

5.	Landscaping	NR was not in attendance, so discussion was limited. The trees in the west Short St. alley were removed but mulch is still needed for the areas where the trees were. In general, the Board is not happy with BrightView and agreed we need to start the search for a new landscaper for 2023 in August.
6.	Treasurer's update	We have \$154,568 in unrestricted and \$93,343 in restricted for a total of \$247,911. We are currently \$4350 under budget but lawyer's fees, insurance, and utilities will put us over budget. Dues will need to increase for next year – to either \$2013 or to \$2137 if we expand the landscape budget
7.	HOA sales tax exemption	DR has applied for the franchise exemption for TX, which is a required step in the process to get sales tax exemption. The next step is applying for Federal 501(c)4 status. This will take about 6 months to get approval. Then applying for Texas state sales tax exemption based on the 501(c)4 status. We won't be able to get back any taxes that we have paid in, but once we obtain exemption status, we will talk to the lawyer about going after CMA for failure to notify us that we should not have been paying taxes for 20 years.

New Business

	Adjournment	DR motioned to adjourn the meeting. JP seconded. All were in favor – motion passed. The meeting adjourned at 7:07 pm.
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Minutes approved 8/11/22, prepared from notes taken 7/14/22.



Cathy Scarince, HOA Board Secretary

