

## Frisco Square HOA Annual Meeting Minutes

<b>Subject</b>	<b>Frisco Square HOA Meeting</b>	<b>Date</b>	<b>January 28, 2021</b>
<b>Facilitator</b>	Tameca Miles (President)	<b>Time</b>	5:00 pm
<b>Location</b>	Virtual (via Zoom)	<b>Scribe</b>	David Rostcheck (Secretary)
<b>Attendees</b>	Tameca Miles (President), Cleveland Antoine (VP), Janet Pollard (Treasurer), David Rostcheck (Secretary), Sara Dunham (at-large)		
<b>Absent</b>	None		

### Key Points Discussed and Action Items

No.	Topic	Action Items
1.	Call to Order	Cleve called the meeting to order at 5:15 pm.
2.	Old Business	<b>Annual meeting:</b> Annual meeting was conducted on 12/3 virtually via HOA messenger.
3.	Business outside of meetings	<b>Architecture requests:</b> On 1/16/21 the Board approved via email vote an architecture request from Joanne Schumm at 6388 Clarkson to install solar screens.
4.	New Business	<p><b>Landscaping contract:</b> We have received 2 bids: Ivan (prior) and Jorge (current). Janet has one other contact to get a quote. Note: Jorge's quote includes ant treatments but he hasn't done that in prior years. Clarification on tree trimming in current contract: contract includes pruning 2x/year (crepe myrtle, rosebush, shrubs) but large trees are billed separately. Jorge has been very responsive with sprinkler emergencies. Cleve will be board point-of-contact for landscaper.</p> <p><b>Landscaping items:</b> Board members walked the community and have a large list of items, including bush replacement and missing sod (especially on Short St). It is not clear the sod from last year took well. Discussion about resuming walking the neighborhood after service to confirm quality. Sprinklers need replacement at Joanne Schumm's back yard at 6388 Clarkson and irrigation box in front of 8352 Library. Another box in the alley in Moore is open with wiring in it (telephone or cable); check if it's part of irrigation system. Test irrigation system in Spring; we can mark issues with flags.</p> <p><b>Apartment complex development:</b> The lots along Library St. West were originally incorporated into the HOA. There is a legal agreement between the developer (Arcadia) and the HOA under which the development was supposed to include 200 townhomes (anchor properties). Bill from Arcadia approached former President Steve Klein seeking like to modify the agreement to 100 townhomes in exchange for concessions and. Steve has suggested negotiating 1. access to the amenities 2. outsourcing management of the association to a professional manager with the developer to pay, or 3. a cash offer, 4. maintaining common areas as part of their complex management. The developer has pushed back on the amenities because of liability.</p> <p>We believe the current development plan includes 4 communities with 1,400 apartments (plus 200 townhomes). The new communities will not come under this HOA; they will have their own. Follow-up items: research sale agreement, bring in</p>

		<p>Steve for more detail, research value of converting property to apartments.</p> <p><b>CC&amp;Rs:</b> FSHOA used to be able to do background checks on renters. This was thrown out by the legislature 2 years ago, so our CC&amp;Rs has effectively been overridden. Current bylaws do not allow rentals less than 6 months. There has been discussion in the past about amending them to allow this (to allow AirBnB rentals) but that has not been done and would likely require a community vote. Item for further business: review our CC&amp;Rs to insure they are in line with current laws.</p> <p><b>HOA fees:</b> Fees are overdue as of the 20th. 12 not paid yet. 2 of those also had unpaid fees as of last year.</p> <p><b>Other:</b> A leak on Library Street was reported; this is not an HOA issue, the homeowner just checked re. architecture specifications for repair.</p>
5.	Adjournment	The meeting adjourned at 6:30 pm.

Minutes approved 5/27/21, prepared from notes taken 1/28/21.

  
 David Rostcheck, HOA Board Secretary

