

Frisco Square HOA Annual Meeting Minutes

Subject	Frisco Square HOA Meeting	Date	March 11, 2021
Facilitator	Cleveland Antoine (VP)	Time	5:00 pm
Location	Virtual (via Zoom)	Scribe	David Rostcheck (Secretary)
Attendees	Cleveland Antoine (VP), Janet Pollard (Treasurer), David Rostcheck (Secretary), Sara Dunham (at-large), Steve Klein (past President)		
Absent	None		

Key Points Discussed and Action Items

No.	Topic	Action Items
1.	Call to Order	Cleve called the meeting to order at 5:30 pm.
2.	Old Business	<p>Apartment complex development: On invitation from the Board, prior President Steve Klein explained the background of the agreement between the HOA and the developer of the projects on West Library.</p> <p>The agreement was signed 2015 (Lyndon Bartlett was HOA Board President). Steve had just moved into the community in March 2015. The lots on the West side of Library lots had been under our HOA (which was initially 80 lots). FS Land, who owned the parcel, surreptitiously went to court and removed the lots from HOA jurisdiction; there was an ongoing legal dispute. At a community-wide meeting, HOA lawyer Grant Niedenfurer came in and suggested could go to court but better to cut a deal.</p> <p>Steve was not involved with the board at that point but was involved in coming up with the list of asks from the developer. They included: traffic flows, scale of the buildings on Library St, transfer of empty space at the south end of Short St to the HOA, transfer of park credits to the HOA, and inclusion of townhomes in the development. Lyndon had negotiated the agreement with Bill, principal of development company that was doing the work for the land owners. The company originally wanted to develop all rental units but agreed to 230 townhomes with 9-year drop-deal agreement, needing average \$155+ sq/ft, inflation-adjusted. This may have been proportionally reduced in zoning approval (the developer originally requested 1600 units for zoning).</p> <p>The Developer is interested in reducing 100 townhouses for (some unknown number of) apartments. FSHOA had come up with some asks, including use of amenities. The use of amenities is an issue for them because of liability but they may agree to cash. Steve suggests negotiating for all the apartments, indicating the developer can wait out the agreement and be released from the need to develop townhomes if the property values do not rise sufficiently. The value of the extra apartments to the developer is not yet known (Board to investigate). Sara noted that the Mill Creek Website (currently developing Block D), currently lists 31 townhomes:</p>

		https://millcreekplaces.com/community/modera-frisco-square/
3.	New Business	<p>Park: The Board has the right to send a representative to the Burnham park development discussions (Sara is interested). The City has, by past agreement, picked up median maintenance down Library. It may be possible to get the city to pick up pet waste (which they will need to do for the park) for our mini-park at the South end of Short St.</p> <p>Fire system service: the fire safety vendor (Vetted)'s annual service was delayed a few weeks because of the huge demand for emergency fire services after the winter freeze. The City came out and inspected all systems, failing all of them because they didn't have the inspection tags from the vendor. They will come re-inspect. The board discussed having individual sprinklers that may be leaking antifreeze inspected and potentially replaced while the Vetted team is on site.</p> <p>Fire system monitoring: Fire Safety Solutions, who has our monitoring, has not been calling for events, even after Sara changed the contact info from Ken to the Board members. Their quarterly charge will arrive soon. Vetted was \$30/month/unit (more than Fire Safety). After discussion, Cleve motioned to seek better monitoring pricing from Vetted and switch to them if they could match Fire Safety's price. Janet seconded and the motion was approved unanimously.</p> <p>Insurance: Sara had a call with the Cooper Reed representative and sent a re-cap. We have filed a claim with Farmers for damages from the winter freeze. It is a catastrophic event so they cannot raise our rates. Our adjuster will be replaced with another. Cleve got a quote from Jorge for the landscape repair resulting from the storm.</p> <p>Committees: The Board discussed setting up committees to better involve community members. Suggested areas include landscaping, fire safety, dogs/pets. The committees would issue recommendations to inform board decisions.</p> <p>Tree trimming: The Board discussed concerns about tree trimming cost; Jorge has been expensive in the past.</p>
4.	Adjournment	The meeting adjourned at 6:41 pm.

Minutes approved 5/27/21, prepared from notes taken 3/11/21.



David Rostcheck, HOA Board Secretary

