

Frisco Square HOA Meeting Minutes

Subject	Frisco Square HOA Meeting	Date	May 27, 2021
Facilitator	Cleveland Antoine (VP)	Time	5:30 pm
Location	Virtual (via Zoom)	Scribe	David Rostcheck (Secretary)
Attendees	Cleveland Antoine (VP), Janet Pollard (Treasurer), David Rostcheck (Secretary), Sara Dunham (at-large)		
Absent	None		

Key Points Discussed and Action Items

No.	Topic	Action Items
1.	Actions taken outside of meeting	<p>Landscape change requests: The Board voted on 4/27/21 to approve requested tree removal at owner's expense at 6373 Gordon and voted to approve landscape changes to the yard at that same address (after an initial denial and changes to remove a proposed tree from an area with utility cables) on 5/4/21.</p> <p>Resolution modifying restriction on leasing (not passed): The Board considered a motion requested by a potential buyer to modify the leasing restriction to allow leasing to tenants who were immediate family members, with the owner receiving compensation for occupancy, within the first year. The proposed resolution was voted on on 4/29/21 but did not pass, so leasing restrictions remain unchanged.</p> <p>Insurance payment: The HOA received a check from its insurance for damage to riser room fire systems in the February winter freeze.</p>
2.	Call to Order	Cleve called the meeting to order at 5:30 pm, after a brief preceding executive session solely to approve minutes from prior executive sessions.
3.	Old Business	Approval of Prior minutes: Approval of previously circulated meeting minutes from 12/3/2020 through present. David motioned, Janet seconded, unanimous approval.
4.	New Business	<p>Presentation of Treasurer's Report: Janet presented the Treasurer's report</p> <p>Landscape update: Cleve reported shrub replacement is ongoing; it is very hard to get them from the nursery. There was discussion about prioritization, whether to cut shrubs back, and what other types were available. Our experiment with the landscape committee produced limited partial success; we did receive a list of needs including some new items such as trees too close to foundations, but need them to be prioritized and the high priority items priced. We will try having a board member lead the committee meetings. Current landscape priority is dead plants. Removing trees in the Short St alley was discussed but is not in budget for this year. There is some money allocated for both mulching and tree trimming. Irrigation system on Short St. needs repair; we believe we have sufficient money for that (\$5,000 is allocated for irrigation repair and only \$400 is used so far). The irrigation meters on Moore and Burnham were not up to code and are being replaced, expected to be around \$800 each. Jorge (landscaper) received email we need to replace any lead in irrigation system as of July 1. Board to investigate this more and also get estimates on tree trimming and mulching.</p> <p>Fire protection update: System monitoring is now switched to Vetted Fire</p>

		<p>Protection. We are now getting calls properly, resolving the problem where we were not with prior vendor Fire Safety Systems. Riser room systems have all had annual servicing and repair and been certified. Vetter will return in October to double-check antifreeze and check the riser room heaters. 6337 Burnham had a AC contractor damage attic lines, causing extensive damage to the house. That fire system is back in service now. It's possible that code has changed to not require wet systems since another nearby townhome complex does not have them. The Board will investigate.</p> <p>Pet management update: Sara reported that the new reminder signs to pick up after dogs arrived and have been installed. They seem to be helping some.</p> <p>Notifications of repairs needed: The board discussed a hanging gutter on Library street. The homeowner joined the call and indicated he was getting quotes to have it repaired.</p> <p>Board vacancies: The board discussed vacancies (the missing President role increases workload on other members, constraining progress towards goals). We are planning to advance the annual election (held in Q3), after a block party to help arouse more interest among residents in serving on the HOA.</p> <p>Board training: The bylaws require training for new members; the Secretary has investigated but is not finding affordable and appropriate training options. There have been major changes to Texas HOA law recently. The Board is looking to receive more guidance on them from HOA board news sources.</p> <p>Block party: The board decided to hold a social/block party on July 4th to help improve communication and community involvement. Information will be circulated to residents.</p>
5.	Adjournment	The meeting adjourned at 6:49 pm.

Minutes approved 8/24/21, prepared from notes taken 5/27/21.



David Rostcheck, HOA Board Secretary