

Frisco Ridge HOA Board Meeting Minutes 12 November 2022

Jarrold Pierce called the meeting to order. The meeting was held at Braums @ 9:00am. Board members present: Jarrold Pierce, Jesse Puckett and Angela Freeman.

Annual Meeting, January 2023

- The date was set for Jan. 16, 6-8pm.
- The board began to prepare for the annual meeting.
- Jesse suggested that we request that residents submit any questions or topics that they would like to discuss in advance, so we could ensure we allotted time appropriately and all concerns are addressed. He also suggested that we record the meeting for historical purposes.
- Jarrold suggested that we solicit early for new board members, as he will not be able to serve on the board any longer due to his increasingly demanding presence at work.

Developer Update

- The board discussed Kip's proposal, and it was decided that we should move forward, but get some concerns addressed, such as what areas, exactly, he is considering transferring.
- Jarrold will request a meeting to walk the area with him to stake/mark the area.
- The Board decided to wait on his responses to our requests before making a decision.

2023 Budget

Discussed needing budgets for a budget review at the December Board Meeting.

Safety & Compliance Update

- Jarrold suggested that we attempt to implement compliance approval forms for all fences, sheds, pools, and solar panels.
- These forms would also serve as documentation for future construction or projects conducted by residents.

PL&C Committee Report (Angela)

- Need to replace the old "park rules" sign at the playground. No longer readable.
- Still need lines on basketball court
- Need to repair the canopy over the bench in soccer field
- Need to get new quotes for mowing

Funding of Future HOA Projects

- The board discussed options for funding some of the proposed projects, and if it would be feasible to raise HOA dues. After discussions it was determined that we are in a good financial position and will not need to raise dues this year.
- The board had an in-depth discussion about the projects that are on the wish list for funding, such as:
 - A pergola or pavilion and picnic tables
 - Bike racks
 - A new park sign
 - A walking trail
 - Street signs
 - Park playground coverings
 - Pickleball courts
 - A splash pad (since a pool is cost-prohibitive).

HOA Dues Collection Issues

The Board discussed the need for prompt payment of HOA dues. It was decided that after six months, a lien will need to be placed on residents' homes if dues aren't paid by Sept 1st.

HOA Covenant Examples**Document Waiver for Compliance Issues****Homeowner Survey**

Need to get a survey out by mid-December for discussion at Annual Meeting regarding residents' views on upcoming projects and issues.

Action Item

Jarrod is going to research and get examples of CCRs from other HOAs to see how compliance committees handle the addition of pools, sheds, fences, and solar panels in their communities.

The next meeting was scheduled for Nov 29, 2022, but was cancelled.