

**THE RESERVE AT FRISCO ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
JULY 2, 2005**

**I. CALL TO ORDER**

The Reserve at Frisco Association Homeowner Meeting was called to order by Bill Wymore at 8:45 a.m. on Saturday, July 2, 2005 in the Lakeside Room at the Holiday Inn, Frisco.

Board Members Present Were:

Bill Wymore, President	Howard Zelkin, Vice President
Sharon Siler, Secretary	Greg Krol, Member

Property Owners Present Were:

Phil & Leslie Aaholm, B1/L15	Judith & David April, B6/112
Dennis & Julie Baniewisc, B8/L11	Lore & Nelson Botsford, B2/L2
Bill & Sandra Buffa, B2/L2	John & Pamela Ferguson, B5/L2
Robert & Patricia Feuerriegel, B6/L3	William Fountain, B3/L5
James Fuxa & Roxanne Smith, B3/L8	Jerry & Marge Gavenda, B2/L8
Linda Ginsberg, B1/L6	Brent & Cynthia Hart, B1/L9
Rick Hein & Linda Roberts, B5/L14; B8/L9	Alan Hershey, B5/L19
Marcia & Clark Johnson, B5/L15; B2/L4	Rebecca & Gerd Himpler, B1/L11
Seymour & Elinor Katz, B2/L11	Mary Lou Kersting, B3/L1
Glen Kraatz, B9/L1	June Krol, B11/L3
Paul Krusa, B10/L1	Tom Looby, B10/L5
Peggy & Jim Melhouse, B1/L14	Donna Miller, B6/L9
Gene Miller, B2/L9	Robert Morgan, B2/L3; B2/L14
Don & Jean Nichols; B6/L2	Mary Perrey; B2/L5
Elizabeth Price; B1/L16	Gene & Daphine Schroth, B3/L2
Aurel Searls, B9/L2	Ron & Paula See; B5/L1
Ann Sherstad, B9/L9	Robert & Ingrid Sixberry, B1/L1
Michael Stefannacci; B7/L5	Atul Subberwal, B6/L7
Rick & Sara Swain, B10/L9	Terra de Alta, B5/L9
Gene Tomlinson, B4/L4	Elizabeth Whatley, B1/L2
Kouri Wolf; B1/L13	Jane Wymore, B8/L1
Joanne & George Yantz, B5/L8	Deanie Zelkin, B3/L7
Walter & Sandra Yearick, B4/L3; B4/L6	

Representing Basic Property Management were Dan Ulmer, Lanelle Barnet, and Ryan Cain. Dave Peterson was recording secretary.

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**II. FRISCO POLICE REPORT**

Tom Wickman, Frisco Police Chief, mentioned the following items:

1. The striping that was done on the street at the Reserve stop sign has greatly reduced the number of non-stopping violations.
2. Communication between the citizens and town officers is very important and the town has an open door policy.
3. The town has National Incident Management System policy which is part of the Homeland Security Operation. There are seventeen zones in the town which enable the police to react to crisis situations.
4. Regarding speeding vehicle on Windflower he noted that the town had stepped up patrol of this street and has issued thirty speeding citations in a six month period. He said that speed bumps could be a solution to the speeders although they present a problem for snow removal. Currently, there are only two speed limit signs on Windflower and the town is willing to install two more at a cost of \$400 to the Association.
5. The police are trying to get the message out to slow down in Frisco. Chief Wickman stated that during a one-month period this year forty-two speeding citations were issued compared to ten during the same time the previous year.
6. The Town employs eleven officers and three sergeants who all work ten hour shifts to provide twenty-four hour coverage. There is only one officer on duty after 2:00 a.m.
7. Chief Wickman reminded owners to lock cars and doors. He stated that nearly all the burglaries in Frisco occur when doors are left unlocked.

### **III. ROLL CALL AND PROXIES**

With 53 lots represented and 34 proxies received, a quorum was reached.

### **IV. APPROVAL OF PREVIOUS MEETING MINUTES**

A motion was made to accept the minutes from the Annual Meeting held on July 3, 2004. The motion was seconded and carried.

### **V. VERIFICATION OF NOTICE**

Notice for the meeting was sent to the owners on May 19, 2005 as required in the Bylaws.

### **VI. MANAGER'S REPORT**

Dan Ulmer reported that the pine beetles have become a significant issue in the Frisco area. The town is doing its best to remove infested trees. Any trees between four to six inches diameter should be sprayed before the beetles emerge. A Cut Above and Preventative are the two major spraying companies and generally cost about \$12 per tree. The spraying should be completed before July 15<sup>th</sup> as that is the approximate time of year when the beetles leave the infested trees.

Dan mentioned that the covenant enforcement was effective and there are now fewer RV's parked in front of homes. He is trying to be lenient with the parking restrictions during the holiday periods.

There is now a set of drawings and plans for real estate signage. Each owner must use the approved signage when selling a house or a lot.

Dan personally manages the Association web page and he encouraged owners to contact him with suggestions or comments.

## **VII. ARCHITECTURAL REVIEW COMMITTEE REPORT**

Ms. Michael Stefannacci reported that there are eighty-eight completed homes in The Reserve with four under construction and two in the design phase (approximately 70% of final build-out). There are ten homes currently listed for sale and six lots. The new Association real estate sign standards will be posted on the website. She further explained that any changes to the exterior of the property must be approved by the Architectural Review Committee (ARC).

The ARC is inventorying properties to determine if there are any issues to be addressed at each home. Glen Kraatz, member of the ARC, distributed a handout and explained the recommendations noted for each homeowner. In most cases homes needed to be stained, vents had not been painted, the committee noted dead standing trees or slash, landscaping issues, the excessive use of pavers or gravel that were not up to Frisco's coverage of the building site, and unapproved exterior modifications. There are still some houses that never fully complied with the design standards and deposits have not been returned. Glen asked owners to review the comments from the committee for each individual house or lot.

## **VIII. FINANCIAL REPORT**

Lanelle Barnett reported that the Association was in a good financial position.

As of June 30, 2005, the Association had \$163,951 in assets and \$153,780 in liabilities. The Association was \$2,422 ahead of budget for the fiscal year ended June 30, 2005. The Architectural Review Committee was \$848 ahead of budget as of June 30, 2005.

## **IX. RATIFICATION OF BOARD APPROVED 2005-2006 BUDGET**

Bill Wymore explained that dues for the next fiscal year would not increase and the new Budget was based on actual expenses in 2004-2005. Phil Aaholm made a motion to accept the 2005/2006 Budget as presented. Paul Krusa seconded and the motion carried.

## **X. ELECTION OF DIRECTORS**

Two director's positions are open. Bob Bloch is leaving the Board, and Bill Wyman's term has expired and he is not running for another term. The Board received nominations from Jim Fuxa, Andy Gentry and Don Nichols. The three candidates provided biographical background information. Ballots were tallied and Jim Fuxa and Don Nichols were elected to the Board.

## **XI. OLD BUSINESS**

- A. *Bike Path:* Phil Aaholm explained that there is not an opportunity to widen Windflower to extend the bike path and he recommended not extending the bike path. There was no further discussion.

- B. *Speed Control on Windflower:* Bill Wymore said speeding was addressed by Chief Wickman. He encouraged all the owners to obey the traffic signs and set a good example. He noted that a sign at the entrance that read "Residents Only" should be investigated as this might discourage others from cutting through the neighborhood. Stony Shelton explained that in his Association in Golden speeders must be taken out of their comfort zone by changing driving patterns within the neighborhood. They are in the midst of installing lane change islands, chicanes, and landscaping in medians that change visual perception. Generally, the owners were not in favor of speed bumps. A suggestion was made to add more stop signs throughout the neighborhood.

## **XII. NEW BUSINESS**

- A. *Trash Removal:* Dan Ulmer said there was a new trash removal company in the area, Timberline, which is much less expensive than Waste Management. He also mentioned that Snowy Peaks was a local company with a good service record. Waste Management does have a drop off at their depot in Silverthorne; they charge about \$2.00 per bag of trash for owners who do not need regular service. He also said that common dumpsters were not allowed per the PUD.
- B. *Garage Sale:* An owner suggested holding an annual or semi-annual Association garage sale. The general consensus was that this would be a good event. The Board will look into the issue.
- C. *Frisco Funground:* Volunteers are needed to work on the new playground and to supervise the kids of parents who are working on the project. The old playground was torn down and the rebuilding will be August 10-14, 2005.
- D. *Reserve Rear Entrance* – Dan Ulmer thanked Bill Wymore for taking care of the rear entrance to the Reserve.
- E. *Home Inspections:* Dan Ulmer stated that Basic Property Management now can provide security inspections for non-resident owners. The cost is \$75/week for weekly inspections. Interested owners should contact his office.
- F. *9.4 Acre Parcel:* Bill Wymore said Home Depot and Bighorn were the two merchants still in the running for building on the parcel. There will be a work session on July 12<sup>th</sup> and a public meeting with the developers on July 13<sup>th</sup>.

## **XIII. SET NEXT MEETING DATE**

The next Annual Meeting was scheduled for Saturday, July 1, 2006.

## **XIV. ADJOURNMENT**

With no further business, the meeting was adjourned at 11:20 a.m.

Approved By: \_\_\_\_\_

Board Member Approval

Date: \_\_\_\_\_