



October 2, 2020

To: Frisco Hills Homeowners

Re: Recent Amendment to the Bylaws

Dear Homeowner,

The Board of Directors recently met to discuss amending the Bylaws of the Association for the sole purpose of lowering quorum for elections only. According to the Bylaws, the Board of Directors has the right to amend the Bylaws without consent or joinder of the Members as long as a majority of the Board approve. Over the years the Association has had difficulty meeting quorum which has in turn, delayed the Association's ability to hold timely annual meetings to include elections, when needed. At a recent open board meeting held on September 29, 2020, the Board, by majority vote, approved the amendment of Article 4, Section 4.06 of the Bylaws **to lower the quorum for elections only from 30% to 10%**.

With the newly amended Bylaws, we are happy to report the Association now plans to schedule an annual meeting to include elections for 3 seats on the Board. Due to COVID-19, the Association will be holding an online meeting to discuss Association business (if proper quorum is met) and to hold elections. Please be watching your mailboxes for important notices as well as candidate, proxy and ballot forms which shall be mailed out to all Owners. E-mail blasts will also be utilized and if permitted by the Bylaws, online balloting and voting will be offered for Owner convenience as well.

A copy of the Amendment can be found on the Association's website at [www.friscohillshoa.com](http://www.friscohillshoa.com) under the governing documents tab. From there, you can download and/or print a copy for your records. However, if you would prefer the Association mail you a copy, please go to the "Contact Us" tab on the Association's website and submit a request for a mailed copy. Any questions regarding the amendment may also be submitted in this manner and will be responded to in the order they are received.

Sincerely,

Essex Association Management, L.P., Managing Agent  
On behalf of Homeowners Association of Frisco Hills Inc.

cc: Association file

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