

Frisco Hunters Creek Homeowners Association, Inc.

Professionally Managed by SBB Management Company, AAMC®

An Accredited Association Management Company

12801 N. Central Expressway, Suite 1401

Dallas, TX 75243

(972) 960-2800 Fax (972) 991-6642

2020 VIRTUAL ANNUAL MEETING

October 31, 2020

In accordance with Article II of the Bylaws for the Frisco Hunters Creek Homeowners Association, the Annual Homeowners Meeting is scheduled for **Thursday, November 12, 2020** at 7:00 p.m. The Meeting will be held virtually this year due to the COVID-19 pandemic.

Topic: Hunters Creek Annual Meeting

Time: Nov 12, 2020 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/96573279104?pwd=SVFkeWRlcmE2WVMzVVBKZVhvbmhsQT09>

Meeting ID: 965 7327 9104

Passcode: 242233

One tap mobile

+13462487799,,96573279104#,,,,,0#,,242233# US (Houston)

+12532158782,,96573279104#,,,,,0#,,242233# US (Tacoma)

Meeting ID: 965 7327 9104

Passcode: 242233

Find your local number: <https://zoom.us/u/abGkXxHUI2>

There are two Board of Directors positions expiring this year. Candidacy forms were previously sent to homeowners and two candidates submitted their forms. Therefore, an election will not be required. Suzanne Betterley and Jason Clapp are hereby elected by acclamation on the night of the meeting. Their candidacy forms are included so you can get to know them a bit. Nominations from the floor will not be permitted in this virtual meeting.

The meeting cannot be held unless there is a quorum present by members in person or by proxy. The quorum requirement for Hunters Creek is 10% or 84 homes. It is imperative to have a quorum for the meeting so the election can be validated and for these other voting items:

- Approval of the 2019 Annual Meeting Minutes (enclosed for your review)
- Approval of the election for IRS Revenue Ruling 70-604 (approved by the members every year for tax benefit to the association)

The enclosed proxy form this year is a combination Absentee Ballot and Proxy. This way, you can send in your proxy so you may be counted toward the quorum requirement and standard voting items. It is very important to complete all sections of the form, sign the form and to return both pages.

Please take a moment to sign and return the enclosed Absentee Ballot and Proxy by noon on **Thursday, November 12, 2020 even if you plan to attend** as unforeseen circumstances can occur. If you attend, your in-person vote(s) will be used rather than the proxy. Your attendance or proxy will help fulfill the quorum requirements and your participation is very much appreciated.

Please return completed and signed Absentee Ballot/Proxy form by email:
hunterscreek2020boardelection@sbbmanagement.com

(recommended method)

You may fax the form to: 972 991 6642, Attention: Jane Evans

(second choice method)

If necessary, you may mail to: Hunters Creek Annual Meeting
12801 N. Central Expressway, Suite 1401
Dallas, TX 75243

(last choice due to delays in the mail by the USPS)

**Please return the completed and signed form no later than
noon on Thursday, November 12, 2020**

Frisco Hunters Creek Homeowners Association, Inc.

ABSENTEE BALLOT

AND

PROXY

2020 ANNUAL MEETING

PROXY

I/we, the undersigned, hereby revoke any previous proxies and do hereby give and grant to the person identified below ("***Proxy Holder***") my/our revocable proxy to vote and act on my/our behalf as a Member of Frisco Hunters Creek Homeowners Association, Inc. (the "***Association***"), at the Annual Meeting of the Association scheduled for November 12, 2020, or as such meeting may be rescheduled, adjourned or recessed and reconvened, for the stated purposes of voting on such matters as may properly come before the meeting of Members. If I **do not** cast my vote on the matters set forth below in the Absentee Ballot, my Proxy Holder is authorized to vote on my behalf, in his or her discretion, in the same manner and to the same extent and with the same effect as if I/we was/were personally present at such meeting and consented or voted:

I do hereby appoint the individual identified below as my Proxy Holder:

Check only one: The Chairperson of the Meeting, OR

_____ (another individual)

Where I/we am/are present in person at said meeting and elect to cast a vote on my own behalf such action will supersede and suspend the effectiveness of this proxy. Where I/we have given my written proxy to another named person dated later than the date hereof, such subsequent proxy will supersede and suspend the effectiveness of this proxy.

ABSENTEE BALLOT

This Absentee Ballot will allow you, as a member of the Frisco Hunters Creek Homeowners Association, Inc., to cast your vote on the following matters in lieu of attending the Annual Meeting of the Association scheduled for November 12, 2020, or as such meeting may be rescheduled, adjourned or recessed and reconvened

APPROVAL OF MINUTES. With regard to the Minutes of the 2019 Annual Meeting of the Members of the Association:

Check only one: I approve the Minutes of the 2019 Annual Meeting.

I vote not to approve the Minutes of the 2019 Annual Meeting.

ELECTION OF DIRECTORS. Please check below to indicate your approval of the election to the Board of Directions by acclimation of the two homeowners who submitted candidacy forms:

I approve the election to the Board of homeowners Suzanne Betterley and Jason Clapp.

APPROVAL OF ELECTION UNDER IRS REVENUE RULING 70-604:

Check only one: I approve the Election.

I vote not to approve the Election.

**** Per State law, ballots are kept *strictly* confidential. State law also requires that a ballot be signed and in writing in order to be valid. ****

**** Although none of the items on the Absentee Ballot will be changed at any meeting, State law requires the following to be included when votes are solicited by absentee ballot:** “By casting your vote by absentee ballot you will forgo the opportunity to consider and vote upon any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case, any in-person vote will prevail.”

DATED AND EXECUTED this _____ day of _____, 2020.

Print Homeowners Name

Date

Homeowner Signature

Address in Frisco, TX 75035

To send in your Absentee Ballot and Proxy:

Choose the method easiest for you:

- * Scan both pages of the executed document and email to hunterscreek2020boardelection@sbbmanagement.com
- Fax both pages of the executed document to 972 991 6642, attention: Jane Evans
- Mail both pages of the executed document: Attention: Jane Evans
SBB Management Company
12801 N. Central Expressway, Suite 1401
Dallas, TX 75243

*** Due to current slow-downs in the USPS mail service, email response (or FAX) is strongly suggested.**

MUST BE RECEIVED NO LATER THAN NOON ON THURSDAY NOVEMBER 12, 2020

Frisco Hunters Creek Homeowners Association, Inc.

TO: Members of Frisco Hunters Creek
Homeowners Association, Inc.

FROM: Betty Crudden, CMCA®, AMS®, PCAM®

RE: Annual Meeting – Board of Directors to be Nominated

The Annual Meeting for Frisco Hunters Creek Homeowners Association will be held on Thursday November 12, 2020.

There are two (2) seats open on the Board of Directors. If you are interested in running for the Board of Directors, please fill out this form and return to SBB Management Company by **Monday October 26, 2020**. Nominations will not be taken from the floor at the meeting since it is being held virtually.

Name: _____Suzanne Betterley_____

Address: _____6851 Valley Brook Dr_____

Phone Number: _____214-585-1531_____

Cell Number: _____same_____

Email: _____suzanneb2007@yahoo.com_____

Why are you interested in being a member of the Frisco Hunters Creek Homeowners Association's Board of Directors? No experience is necessary but please be sure you have time to devote to the community. Please include any special interest you have that may be beneficial in your being a Board member.

_____Continue support as previously provided_____

Submit Your Candidacy Form (email recommended)

j.evans@sbbmanagement.com

Fax: (972) 991-6642

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Frisco Hunters Creek Homeowners Association, Inc.

TO: Members of Frisco Hunters Creek Homeowners Association, Inc.

FROM: Betty Crudden, CMCA®, AMS®, PCAM®

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Name: JASON CLAPP

Address: 15731 WATERVIEW DR

Phone Number: 214-497-1913

Cell Number: 214-497-1913

Email: CLAPPISMEATT.NET

Why are you interested in being a member of the Frisco Hunters Creek Homeowners Association's Board of Directors? No experience is necessary but please be sure you have time to devote to the community. Please include any special interest you have that may be beneficial in your being a Board member.

I would like to express my interest in becoming a board member of Hunters Creek. The members of the board have always excelled at making HC a wonderful place

Submit Your Candidacy Form (email recommended)

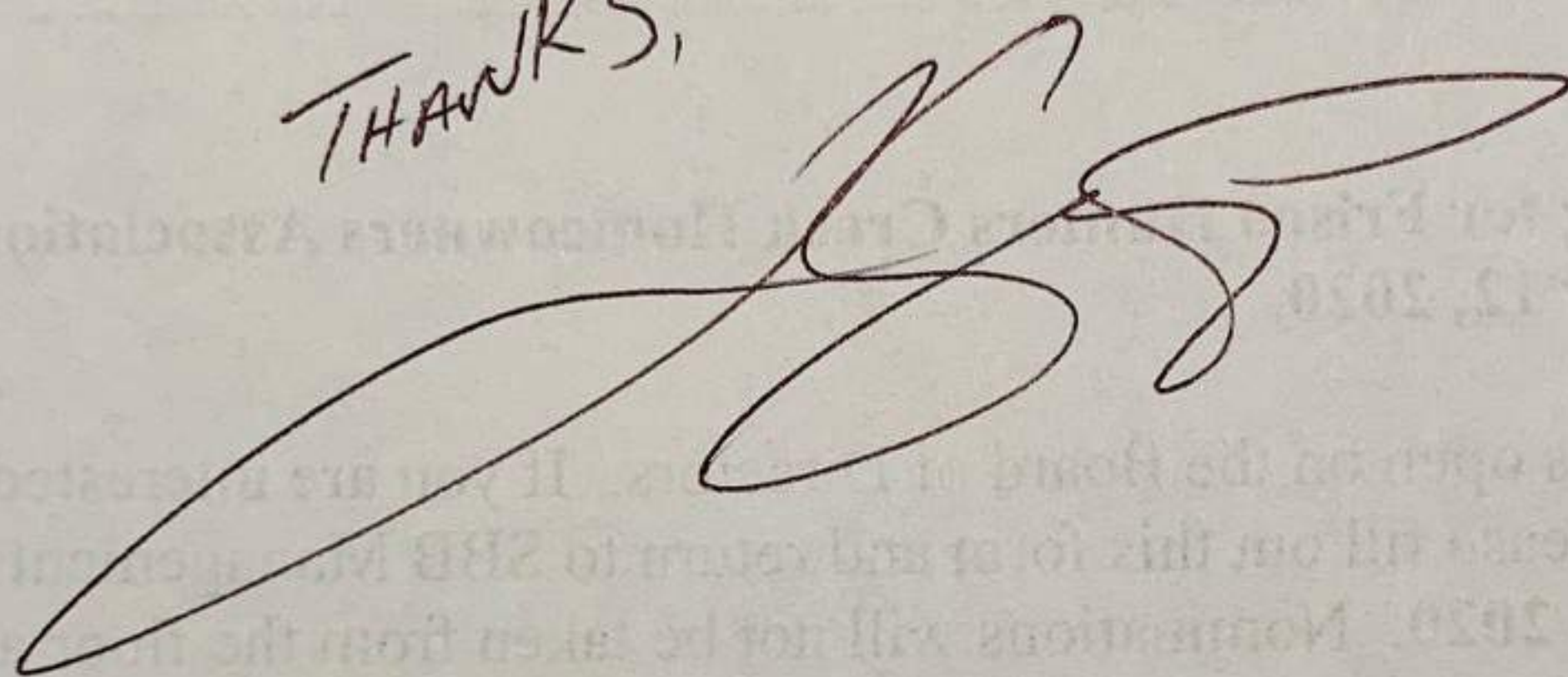
j.evans@sbbmanagement.com

Fax: (972) 991-6642

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TO LIVE. I WOULD HOPE TO ADD TO THIS GROUP, IN
FINE TUNING ANY CHALLENGES WE ARE FACING TODAY
AND IN THE FUTURE. I WORK WELL WITH OTHERS
IN AND OUT OF GROUP SETTINGS. I HAVE THE ABILITY
TO HELP OTHERS FIND COMMON GROUND. I AM CONFIDENT
THAT I HAVE THE SKILL SET TO HOLD A POSITION AS
A BOARD MEMBER OF HUNTERS CREEK HOMEOWNERS
ASSOCIATION.

THANKS,

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.