

Highlands Park  
Annual Meeting  
February 13, 2010  
1:00 p.m.

The meeting convened at 1:00 p.m.

John Ebright, John Schnobrich, Mitzi Wheeler and Frank Willis from the Highlands Park Property Owners' Association Board were present.  
Newly appointed member, Doreen Hofbauer was present

Kiersten Stais from Hawks View Management Services was present.

There were three property owners present, Linda Ebright, Gary Gallagher and Deb Spiers.

John Ebright began the meeting by introducing himself as the President of the Board, Mitzi Wheeler as Secretary/Treasurer, and Doreen Hofbauer, John Schnobrich and Frank Willis as Vice Presidents.

Ebright presented the 2009 minutes.  
The minutes were approved as presented.

Ebright presented the 2010 budget.

The 2009 budget was presented by John Ebright. Ebright noted that the dues for 2010 decreased by \$100 from 2009. The 2010 dues are \$400/year. This decrease in dues was made possible by the fact that the association will pay for 70 trees per property to be sprayed, whereas in the past, the association paid for 80 trees to be sprayed against Pine Beetle. The Highlands Park POA has negotiated a two-year contract with Giving Tree Care to spray the trees in the association at 8.00/tree. Giving Tree Care will spray the first 70 trees automatically, but if an owner would like to have additional trees sprayed, (which is encouraged) the owner must contact Giving Tree Care directly at 970-566-4532.

Ebright also explained that there is \$5,000 in the budget which is set aside to be put toward a grant with the Town of Breckenridge for tree clearing.

Ebright gave a sales and design review update. As of December 31, 2009 there were 17 homes in Design Review, four under construction and 63 have received their Certificate of Occupancy. In 2009, eight lots had at an average price of \$438,487 and two homes sold at an average price of \$1,487,500.

Mitzi Wheeler talked about getting a group of owners together to work on common area landscaping in the association, especially the Highlands Park entrance. She also said that July 2, 2010, the board will hold a mixer/meeting at the Golf Course Clubhouse. More information on this event will follow.

John Ebright mentioned that Doreen Hofbauer is working on a community newsletter which will be sent out via email.

Ebright discussed the Pine Beetle program for 2010. There are approximately 5,500 trees to be removed on properties this year. Owners must have their trees removed by August 1, 2010. A tree removal form was sent out at the end of 2009, and this form must be returned to Hawks View Management no later than April 30, 2010. If you need another tree removal form, please contact [hawksview@colorado.net](mailto:hawksview@colorado.net) and another form will be emailed to you.

Gary Gallagher gave an overview of the Firewise activities in the association. Highlands Park received recognition as being a Firewise Community. This title was awarded because of the associations continued efforts on creating defensible space and removing dead and infested trees. Summit Estates, an association just east of Highlands Park, has applied for grant money which they will use toward creating a fuel break along the east side of our association, down toward County Road 450. The Town has applied for grant money which they will use toward more tree removal in the open spaces within the association.

Gary went on to mention that the Red White and Blue Fire District wants to conduct a mock evacuation within Highlands Park. Once a date is chosen, owners will be notified.

The Golf Course Clubhouse is offering 20% off dinners to owners within The Highlands. To receive this discount, mention that you are a Highlands property owner.

There being no further business, the meeting adjourned at 12:30 p.m.

Respectfully Submitted,

Mitzi Wheeler  
Secretary