

The Highlands at Breckenridge  
Annual Meeting  
February 13, 2010  
3:00 p.m.

The meeting convened at 3:00 p.m.

Jim Brook, President of the association, had ballots handed out to all in attendance. The votes were collected and all nominated members of the Board were elected.

Jim Brook then introduced the other board members in attendance, Eric Buck and Dave Dixon. Board members Forrest Murphey and Mike Espinosa were not able to attend. Kiersten Stais from Hawks View Management was present.

There were twelve property owners present. John Callies, Betty Dixon, Janet Ruele-Hokel, Larry Hollatz, Ruth Jablow, Rick Oshlo, Gary and Gail Renick, Bruce Spinney, Jim Trisler, Michael Vahabzadegan and Frank Willis.

Eric Buck presented the budget. He noted that the 2010 annual dues remain unchanged from 2009. The 2010 annual dues are \$600. The 2010 budget was approved as presented.

The 2009 minutes were reviewed and two changes were noted. 1) Rick Oshlo chaired the 2009 annual meeting. 2) Matthew Benedict is a Wildfire coordinator, not a wildlife coordinator. The 2009 minutes were approved with the changes.

Eric Buck mentioned that the association will plan another meeting/mixer in July. Once a date is chosen, owners will be notified.

Jim Brook gave a sales and design review overview for this association. In 2009, one lot sold for \$465,000 and eight homes sold at an average of \$1,474,250. As of December 31, 2009, five homes were under construction and 109 homes have received their Certificate of Occupancy. This association is 79% built-out.

Jim Brook discussed the Pine Beetle plan for 2010. The association hired Giving Tree Care again to spray up to the allotted 50 trees per property. The association signed a two-year contract with Giving Tree Care, and was therefore able to get the cost of spraying reduced from \$8.50/tree to \$8.00/tree and to add a significant new penalty clause that should ensure the work is completed before the annual beetle flight.

Owners wishing to have more than the 50 trees sprayed, can call Giving Tree directly at 970-566-4532 before the end of April, or can make those arrangements with other contractors.

Each property owner is responsible for removing all dead and infested trees from their property by the Removal Deadline of July 1, 2010. More details are provided in the new Tree Removal Policy (website).

The association will have the trees re-surveyed in the fall of 2010.

An owner asked if the association planned on buying trees for re-planting in bulk at a discount. Jim Brook explained that director Forrest Murphey had looked into a re-planting program which was presented at last July's meeting. Updated information will be developed and posted on the website.

Eric Buck discussed the Firewise Program. The association is aiming to become a Firewise Community. Basically this is a voluntary defensible space program. There are five steps toward becoming a Firewise Community: 1) form a Firewise Board 2) invest money annually toward Firewise projects 3) have a complete community assessment performed by the Red White and Blue Fire Department 4) create a plan to get Firewise information out to the community 5) hold a Firewise day which could be an informational meeting or a mock fire evacuation procedure. Eric also distributed an informational DVD about fire protection.

An owner asked why there isn't a bus service through the neighborhood. The consensus was that there aren't enough full time residents in the neighborhood, and currently the Town of Breckenridge is cutting back on their Summit Stage (free bus service) schedules due to budget cuts. The Board will pursue discussion with Highlands Greens to possibly share their existing service.

Another owner suggested the association ask the Town of Breckenridge about getting a sidewalk in the neighborhood, especially through the entrance of The Highlands. The Board will raise the topic with the Town, but due to current budget limits we do not expect early action.

Having no further business, the meeting was adjourned at 4:00 p.m.