

Braddock Hill Property Owner's Association

Annual Meeting

February 4, 2017

4:00 p.m.

Meeting Commences at 4:18 PM

POA Attendance:

Lisa Knipe, Jim Ross, Pat Depole, Barbara Vonderheid, Mark Vonderheid.

Alpine Edge Attendance: Mary Kay Perrotti and Steven Frumess

Introduction of Homeowners:

Introductions of homeowners and Board members were provided by everyone in attendance.

Election Results:

The final election results concluded that Jim Ross, Alan Evans and Pat Depole would remain on the Board of Directors and Fred Menzer would take over for Pat Depole as POA President. Barbara Vonderheid was not up for re-election so her role as a Board director remained.

2016 Meeting Minutes:

A motion was made to approve of the 2016 meeting minutes. This motion was seconded and then unanimously approved by the ownership in attendance.

Discussion about Entry Monument:

It was discussed at the meeting that the entry monument area is looking great due to Pat Depoles landscaping efforts but could be further improved in the future by a landscaping company such as Neils Lunceford.

It was then discussed how Neils Lunceford would be hired again for summer of 2017 to complete additional common area improvements.

2017 Budget:

The 2017 proposed budget was presented by Alpine Edge. After it was presented there was then a motion made to approve the budget. The motion was seconded and then unanimously voted on for approval.

Spring 2017 Weed Assessment:

The Board then discussed how there will be an assessment for noxious weeds of all 32 lots in the spring / summer of 2017. Since the POA had used Ceres landscaping for noxious weed spraying during the Summer of '16 it was decided that the POA would have Ceres do a survey to determine what noxious weeds are present in all of the lots.

Once this had been determined the Board would send a notice out to homeowners kindly asking them to eradicate the weeds that are present in their lots.

Design Review for Braddock Hill and Highlands:

Steven Frumess from AE property management went over all of the design review projects that had taken place in 2016 for Braddock Hill. Steven then discussed the rest of the Highlands design review statistics from 2016.

New Business:

Pat asked if there is any new business. The only new business that was discussed was the weed survey / eradication for summer 2017.

Meeting was then adjourned at 4:36 PM