

Highlands at Breckenridge Property Owner's Association

Annual Meeting

February 4, 2017

1:00 p.m.

**POA Attendance:**

Phyllis and Jerry Dolinsky, Eric Buck, John Friedeory, Bill Oliver, Frank and Susan Mason, Janey and Russ Trowbridge, Jim and Martha Trisler, Jim Brook and Jim Cunning.

43 proxy votes from POA members.

**Alpine Edge Attendance:** Mary Kay Perrotti and Steven Frumess.

Meeting commenced at 12:57 pm.

**Owner introductions:**

Once quorum was established by Alpine Edge, Jim Brook gave an introduction of the old and new Board of Directors.

Alpine Edge then announced the election results in which Jim Brook, Bob Dudney, Eric Buck, Jim Trisler and Russ Trowbridge were elected to be on the 2017 Board of Directors.

Jim Trisler and Russ Trowbridge are new additions to the Board. The other members were on last year's Board.

Jim Brook then explained that he would like a member from the South end of the neighborhood to eventually volunteer for the Board of Directors.

**Meeting Minutes**

Jim Brook asked the ownership if there were any comments or changes they would like to see made to the 2016 annual meeting minutes. There were no questions or comments asked which then prompted a motion to approve the 2016 annual meeting minutes which was then seconded and unanimously voted on / approved by ownership.

**2017 budget**

Eric Buck then goes over the various line items within the 2017 Budget. Eric noted that the line item for common area maintenance was increased for some future landscaping projects that Bob Dudney is planning for during the summer of 2017.

After Eric read through the budget, Jim Brook asks if there are any questions about the 2017 budget or 2016 actuals. There were no questions which then prompted a motion that was made, seconded and unanimously voted on to approve the 2017 Highlands at Breckenridge budget.

### **Highlands Sales and Design Review Activity**

Eric Buck then took the floor to speak about sales activity within all 4 subdivisions of the Highlands. In 2016 there were a total of 34 sales which is up from the sales that occurred in 2015 in which there were only 25 sales. Eric also explains that home prices had significantly increased from 2015 and reads through the details of the sales report that was handed out to all of the POA members, in attendance.

### **Design Review**

Jim Trisler then speaks about Design Review within Highlands at Breckenridge POA. He first discussed the process of the Design Review Board and then explains that any major exterior renovations require approval from the Board or DRC.

Jim goes onto explain design review details from bhh for Highlands at Breckenridge which consists of 145 lots within the POA.

### **Forest health program**

Jim Trisler goes onto explain the Forest Health Services Program and how Forest Services had removed dead trees behind Rounds Road.

A member then brings up Spruce Bug to determine if it's still a problem within the county. Alpine Edge explains they have spoken to the Summit County Forest Health division about Spruce Beetle and they explained that there are still small pockets within the county, but it has subsided for the most part.

The Board explained that we would look into this to see if anything needed to be addressed during the summer.

Jim Trisler then explains that in a way we're somewhat fortunate to have received the Spruce beetle several years back, because it thinned out trees. Jim further explains that we are working with other sub-divisions within the Highlands to thin/reduce the lodge pole pine trees in certain areas.

By thinning trees we reduce fuel for potential fires that may or may not occur.

While want to maintain these trees, thinning can have its advantages.

Jim then explained that we should worry more about the divert mistletoe, which seems to be more of a concern than pine and spruce beetles in Summit county. This is a type of fungus that grows on branches of shrubs or trees that can be transferred to neighboring plants.

### **Governing Document updates**

Eric introduces CCIOA statues which include 9 governance policies that were implemented in CCIOA's SB 100 updates back in 2009.

Eric then explains these 9 policy updates and discussed how the Board had met with an attorney to work on drafting these policies which included enforcement protocols and a fine schedule, for those who are in violation.

Russ Trowbridge then asks about the exemption for CCIOA. Alpine Edge explains that the exemption is based on the assessment amounts which is an annual CPI structure. The CCIOA exemption amount

including the CPI is now \$548 / year for annual assessments. Since Annual dues are well below this amount, the POA is exempt from having to comply with this update.

### **Trees**

A POA member then asks about packets that are sometimes put onto trees which are supposedly more environmentally friendly. This member wanted to know if it is as effective as spray?

Jim Brooke discussed a common tree disease called bug scale that turns the limbs on the trees black. He further explains that there is a specific spray for bug scale, was not aware of any packets used to treat this disease.

Jim than said that the board is supportive of treating trees and possibly removing trees if you find any on your property that appear to be dying or diseased.

### **Entry Monument Sign**

A member from the POA explains that the entry monument sign needs better lighting. The POA Board explained that they will look into this however they must make sure they comply with the town code for dark sky policies.

A homeowner asks if Highlands at Breckenridge POA is fully responsible for the maintenance of the entry sign, or is this supposed to be a shared with other POA's?

The Board explains that this is town property, however the POA has been maintaining this area to ensure that the entry looks good.

### **Firewise question**

A homeowner asks if anything new this year will take place for the Firewise program ?

The Board explains that Beccy Spearot has been the leader of the Highlands Firewise efforts and we are going to be holding an official Firewise day in July of 2017 to discuss fire preparedness within the Highlands. This meeting would be hosted by Red White and Blue who will be there to discuss fire preparedness and answer any homeowner questions.

The board also mentioned they are looking to clear more trees within some open space areas along Highway 9.

Management asked if anyone had additional questions.

Meeting Adjourned at 2:10 pm.