

Braddock Hill Property Owner's Association  
Annual Meeting  
February 10, 2018  
4:00pm

**Meeting commences at 4:06pm**

**POA Attendance**

Fred Menzer, Kirk Samelson, John Mcnamee, Jim & Barbara Calvin, Jim Ross, and Bruce & Paula Johnson. Nate and Brad called in.

**Alpine Edge Attendance**

Steven Frumess, Patrick Sieland, and Andrew Mencher

**Introduction**

Steven establishes quorum and introduces the 2018 Board of Directors.

**Election Results**

The final election results concluded that Fred Menzer, Alan Evans, Pat DePole, Jim Ross and Barbara Calvin would serve as the 2018 Board of Directors.

**2017 Meeting Minutes**

A motion was made to approve of the 2017 meeting minutes. This motion was seconded and then unanimously approved by the ownership in attendance.

**2018 Budget**

Steven presented the proposed 2018 budget line items in detail and explained the new website.

Fred asked if street sweeping was worked into the budget. It is paid for by the owner on an as needed basis.

Fred said that the entrance landscaping will be pricey but we need to do a better job here. Barbara said to throw some wild seed in those areas.

There was then a motion made to approve the budget. The motion was seconded and unanimously voted on for approval.

### **Sales Update**

- 4 Sale
  - 539 Highfield Trail – Built in 2000
  - 493 Highfield Trail – Built in 2006
  - 805 Highfield Trail – Built in 2006
  - 927 Highfield Trail – Built in 2001
- Average Number of bedrooms = 4.75
- Average Number of bathrooms = 3
- Average Listing Price = \$1,683,500
- Average Sale price = \$1,598,250
- Average Price Per Square Foot = \$390.75
- Average Square Feet = 3,977.75

### **Design Review**

- 32 Lots within Braddock Hill POA
  - One (1) Home in Design Review
  - Three (3) Homes under construction
  - 26 Homes Complete/Final Release Received
  - 2 Lots Remaining
  - Average Square Footage = 4,997 SF

Fred's estimated completion dates are as follow:

- Lot 8 – May
- Lot 19 – November 2018
- Lot 32 – November 2018

### **Common Area Maintenance and Chipping Program**

Chipping will occur in June and sometime in the fall of 2018.

Steven will send an email with the exact dates and a specific list of items that they will pickup.

### **Weed Eradication**

Management will monitor this.

Steven contacted everyone in the spring of 2017 about Ceres removing noxious weeds. This helps with fire mitigation and neighbors who do not remove their weeds otherwise it would compromise our effort.

Crazy daisies (or false chamomile) and Canadian Thistle are the most common noxious weeds that need to be eradicated.

Steven will come to your home to educate you on this.

### **New Business**

There was nothing to discuss about new business and no questions asked.

**Meeting was adjourned at 4:26pm.**