

Highlands at Breckenridge Property Owner's Association
Annual Meeting
February 10, 2018
3:00pm

POA Attendance

Eric Buck, Mei George, Patti Griffin, Dennis Phelps, Frank Mason, and Bill Oliver.

53 proxy votes from POA members.

Alpine Edge Attendance

Steven Frumess, Patrick Sieland, and Andrew Mencher

Meeting commenced at 3:10pm

Owner Introductions

Once quorum was established by Alpine Edge, the attendees introduced themselves.

Order of Business

There were no questions or comments asked which then prompted a motion to approve the 2017 annual meeting minutes. It was then seconded and unanimously voted on and approved by ownership.

The treasurer was asked to look at the budget and Steven handed out copies.

We plan to maintain dues at the current level.

Eric summarizes the budget items and the question was asked if most owner's dues were up to date.

Steven said in 2018 already 65% were paid.

Then someone asked if you could explain the grant.

There is a matching grant for tree work. \$4,600 was spent and \$4,600 was matched.

We are only showing the HOA contribution on the books.

There is also a fire-wise grant.

Spraying and Sweeping

The HOA pays for spraying in the spring.

It costs \$980 for 3 sprays and is a good investment. Not only are we required to spray but it also helps with fire mitigation and weed control.

We collected money from individuals doing construction for street sweeping but it is the town's responsibility.

Eric explained how the budget is adopted.

There were no questions which then prompted a motion that was made, seconded and unanimously voted on to approve the 2018 Highlands at Breckenridge budget.

Update of Sales

Eric is a broker in Breckenridge and explained how that market has been selling and the specifics of it's function.

There were 39 sales in 2017 vs. 34 in 2016.

Design Review

Steven explains the requirements for modifications.

Tree removal does not require the same review.

Contact him for the specifics.

- 145 Lots within Filings 1 – 5
 - Two (2) Homes in Design Review
 - Five (5) Homes under construction
 - 124 Homes Complete/Final Release Received
 - 14 Lots Remaining
 - Average Square Footage = 4,928 SF

Someone asked why there is a design review fine. If there is debris left on the streets, a sub contractor's dog is running loose in the neighborhood, regulations against purple polkadot swingsets, etc.

Mike Howkes monitors the construction process and drives around the neighborhood.

Homeowners should contact Steven or the Board of Directors if they see something unusual.

Steven will send an email educating people about the rules and regulations and will also drive around the neighborhood to meet with homeowners.

The town has requirements for tree removal but some tree companies are already authorized and do not need further approval.

Forest Health and Chipping

Last summer, we conducted an architect review to remove flammable objects, which was extremely valuable. Jim coordinated this and did a fantastic job.

Individual homeowners are encouraged to stay proactive in weeding and mowing.

The county will continue their free chipping program sometime in early summer. Check with them for the exact date and what items they will pick up.

Red, White and Blue will do a thorough assessment on your property. It is recommended to have the Red, White and Blue put a spare key into a lock box just outside your home in case they need to get into the house.

Forest piles should be stacked up and burned unless they are too close to the house, then they need to be physically taken away.

We need to make an inquiry to the forest service about budget cuts.

We will also send out encouragement letters.

Main Budget Items

May-September, \$7,000-\$8,000

- 1) Entry gardens
- 2) Irrigation lines maintenance
- 3) Median maintenance
- 4) Weed spraying

In recent years, we also injected insecticide into trees.

Common maintenance and forest health have been combined in the budget.

Management asked if anyone had additional questions.

Meeting adjourned at 3:52pm.