

Highlands at Breckenridge Golf Course Property Owner's Association  
Annual Meeting Minutes  
February 10, 2018  
2:00pm

Attendance:

Martin Carrm, Jim Bradley, Rob & Jan Miles, Elly Gordman, Eric Holby, Kathleen Froehlicht, Thomas Olmsted, and Carolyn Miller

Alpine Edge Representatives: Steven Frumess, Patrick Sieland, and Andrew Mencher

Quorum was satisfied with proxies alone (86).

Greg Pohle called the meeting to order at 2:02pm.

Greg thanks the previous board members for doing an outstanding job and then introduces the new board.

**2018 Board of Directors**

Greg Pohle

Alan Ciamporcero

Roger Damle

Bill Handley

Bob Gordman

**Introduction**

Attendees introduce themselves.

**Approval of 2017 Meeting Minutes**

Greg moves to approve the 2017 meeting minutes. The motion was then seconded and approved through a unanimous vote by the ownership.

## **2018 Budget**

The retained earnings are too much so we are making effort to reduce them this and the following year unless a big issue comes up.

One owner asked about road maintenance and plowing but Greg assured them that it was managed well.

Thanks to Becky for the fire-wise program, which Greg say's should be taken very seriously.

There are 3 large acres of open space along HWY 9.

There was a motion provided by the Board to approve the proposed 2018 budget. This motion was then seconded by a homeowner and unanimously voted on and approved by ownership.

## **Fire-wise Program**

In 2016-2017, we hired a beetle kill tree service and removed 250 trees. This helps with future fires.

The previous board enforced pine beetle removal. It paid off big time so we need to take it serious.

Our forest health is better now than when it was first sub-divided.

Last summer, we completed a fire preparedness seminar hosted by the Red, White and Blue.

This includes a chipping program where they will remove your logs and other tree debris for free.

There will be another fire preparedness seminar in 2018.

## **Sales Update**

- 18 Sales
  - 56 Preston Way – Built in 2001
  - 882 Preston Way – Built in 2013
  - 120 Marks Lane – Built in 1997
  - 186 Golden Age - Built in 2003
  - 47 Peabody Terrace – Built in 2004

- 1122 Highlands Drive – Built in 2003
  - 437 Golden Age Drive – Built in 2006
  - 858 Fairways Drive – Built in 2015
  - 197 Westerman Road – Built in 2006
  - 213 Marksberry Way – Built in 1999
  - 125 Spalding Terrace – Built in 1998
  - 32 Marksberry Way – Built in 2007
  - 401 Westerman Road - Built in 2005
  - 161 Westerman Road – Built in 2005
  - 122 Peabody Terrace – Built in 2005
  - 1532 Highlands Drive – Built in 2014
  - 108 Preston – Built in 2005
  - 29 Mumford Place – Built in 2004
- Average Number of bedrooms = 4.3
  - Average Number of bathrooms = 4.6
  - Average Listing Price = \$1,645,944.44
  - Average Sale price = \$1,596,027.78
  - Average Price Per Square Foot = \$411.16
  - Average Square Feet = 3,951

### **Home Design**

We changed our review architect because the billing was excessive and “out of line.” The new architect is Mark Trevino and he is great. He will protect our neighborhood design guidelines.

One owner said that Mark designed him an amazing home.

### **New Construction**

- 257 Lots within Highlands Golf Course POA
  - Three (3) Homes in Design Review
  - two (2) Homes under construction
  - 214 Homes Complete/Final Release Received
  - 38 Lots Remaining
  - Average Square Footage = 4,866 SF

### **Common Area Maintenance**

Chipping, weed eradication, and tree removal.

All owners should use the free county chipping program which is expected to happen in June 2018.

Logs and branches are generally accepted. No willows or cottonwoods.

Steven will send a follow up email.

Bio Balance is the company that Steven uses with other HOA's.

We ask that you remove noxious weeds. Greg said that the county has a weeding program and will supply you with liquid and sprayers for free.

Greg asks that you wait until morning to put your trash cans out for pickup. Cops will kill bears if they are in your trash and have to be called out.

### **Rental Homes**

Surrounding HOA's have problems with noise and disturbances.

If you rent, please screen your renters thoroughly.

We don't want to be rental cops.

If there is a problem with rentals, Steven will track down the management company and serve them the neighborhood rules.

An owner asked, "what are the rules?"

- 1) No cars in the street
- 2) No loud noise after 10pm
- 3) No trash cans left out overnight

Jim Bradley asked about the limit of amount of people staying in a home.

Greg said to ask the county about zoning.

### **Open Discussion**

Pam asked about the database being updated. Steven has the updated contact list.

Board director term is for one year.

An owner asked if the design guidelines became more lenient?

Greg doesn't believe so but one owner didn't think that some of the newer homes built in the last 4 years met the specifications.

Greg said as long as it meets the guidelines it's ok but the guidelines do not dictate what is interpreted as "style."

One owner took issue with the more modern designs but Roger stated that he wanted his home to be unique and it followed all of the guidelines.

Greg likes diversity and thinks it's good for the neighborhood.

Another owner likes the new design.

Bill asked, "Why can't we get express mail?"

Greg said that USPS does not service us and you will need to talk to the post office.

Steven mentioned that Shock Hill also raised the issue and it would be a good idea to sit in on the county meeting.

Jim said to just use the post office physical address.

Meeting was adjourned at 2:45pm.