Highlands Park POA

2.16.19

2:30PM

Annual Meeting 2019 // Meeting Minutes

**Alpine Edge Attendance:** Steven Frumess, Cory Volk

**Highlands Park Attendance:** Steve Gerard, John Ebright, Mike Del Principe, Linda Dimopoulous (phone), Dennis Hicks, Ed Scanlon, Lorraine & Andy Hurst, David & Patty Smith, Steve & Marg Hatton, Paul Schutt, Eric Lindblad, Jean & Ted Lawson, Doreen Hofbauer, Bruce Menzel, Rick & Rita Malone, Gus Ploss, Jack & Candace Derickson, Marge & Jerry Gavenda, Angela Boeke

**Roll Call (or Check-in procedure)** – Meeting called to order at 2:30PM. Quorum has been satisfied with 58 proxy votes along with the current attendance. Steve has opened up the room for any other nominations for the board. Steve makes a motion to elect the current three board members. The motion is seconded and approved.

1. **Welcome/Introductions of POA and Board Members**

Introductions are given around the room by homeowners and the board of directors.

1. **Review and Approve of 2018 Highlands Park Annual Meeting Minutes**

John makes a motion to approve 2018 Meeting Minutes. The motion is seconded and approved.

1. **2019 Budget Review and 2018 YTD Actuals**

Steve Gerard explains the $5,000 donation on the 2019 budget to the Summit Foundation and opens the room for discussion. A homeowner makes a comment about surplus HOA money. Steven Frumess answers that Highlands Golf Course has cut dues to present an annual net loss, to lower their retained earnings over time. Another homeowner makes a comment that once an HOA lowers dues, it creates the opportunity for community pushback if dues need to be increased in the future. Conversations about potential uses for reserve funds are discussed such as lawsuits, Firewise, insect infestation, and more.

Verbiage about paving roads on private vs. public roads was asked to be clarified and addressed in the governing documents. The board of directors will look into this.

A homeowner brings up the issue of cracked roads in the neighborhood. Alpine Edge will ensure that the city looks into this concern.

Another homeowner requests for a warning sign on the intersection of Tiger Run. Alpine Edge has already requested for additional service in this area. Alpine Edge asks homeowners to reach out to the city themselves to help the city prioritize this concern.

A homeowner raises the issue of signage not being updated. Alpine Edge will get signs made for homeowners that request them.

A request is made for the board to review governing documents about private drive maintenance. The board will look at this.

A homeowner to make a motion to donate $5,000 to the Summit Foundation in 2019. This motion is seconded and passed.

A motion is made to keep dues consistent through 2019. This motion is seconded and passed.

A homeowner wants to allocate maintenance money for gardening on Tiger Run. This has been talked about by the board.

Another homeowner wants to hire a landscape designer to work on the entrance to the community by Tiger Run. Steve Gerard explains that we have $2,500 to allocate to maintenance. A homeowner makes a motion that the board increases the line item of common area maintenance by $2,500, to $5,000 with the purpose of improving the aesthetic of the neighborhood and planning for future maintenance. This motion is seconded and passed.

A homeowner has a question on the increase in the firewise budget item. Steve Gerrard explains that the fire department will be doing fire mitigation inspections and the board isn’t aware of the exact costs, so they feel that $2,250 will be sufficient.

Another homeowner asks about the line item of pet maintenance. The board responds that this is for dog bags.

A motion has been made to finalize the budget for 2019 with the amended maintenance line item. The motion is seconded and passed.

1. **Design Review Update**

Steven Frumess summarizes the 2018 sales update and informs the room about current design review metrics. There are no further questions.

1. **Common Area Maintenance and Curbside Chipping Program**

Steven Frumess conveys a few maintenance items that were expressed by Mitzi, who has taken the lead on maintenance of the POA. Alpine Edge will communicate issues addressed today with Mitzi.

Steven then summarizes the Curbside Chipping program and this program information will also be sent out to homeowners via email.

Steven also talks about weed eradication and a company called BioBalance that will spray the neighborhood, but asks that homeowners also assist in removing weeds.

A homeowner has concerns that weed sprayers have not been placing flags after spraying. Alpine Edge will keep an eye on this.

A homeowner has another concerns about the sprays being environmentally friendly. Alpine Edge can speak to BioBalance about environmental options for their services.

There are no further questions.

1. **New Business**

Steve Gerard introduces Michael Del Principe, who appears by telephone, to talk about the Good Neighbor Policy. Michael explains his concerns about the current policy and the fine structure. Michael also talks about the new regulations for short-term rentals that are made by the city. He wants the community to look at short-term rentals and if they are a continued problem throughout the year. Michael wants to revise the fine structure that he believes discourages homeowners from using their property for short-term rentals.

-The board responds that these regulations are for all homeowners in the highlands, not just short-term rentals.

-The board refers to other regulations on short-term rentals made by the city

-The board makes a motion on behalf of Mr. Del Principe to create a one-year moratorium that alleviates all fines related to the Good Neighbor Policy, along with revising the policy verbiage. The motion was seconded.

-A homeowner brings up the point that homeowners in Highlands Park voted on increasing this fine structure two years ago.

-Dennis Hicks discusses that neighbors should be communicating more with each other, rather than sending warning letters and fines.

-Michael also mentions how the town is dependent on the tourist economy, so short-term rentals should not be discouraged.

-A homeowner has concerns with this motion because homeowners that live in Breckenridge full-time have to deal with parties and the police late at night. Without fining repeat offenders, this homeowner believes that if owners aren’t held responsible, they won’t fix their own rental issues.

-The motion has been denied.

1. **Adjournment of Meeting**

A motion has been made to adjourn the meeting. The motion has been seconded and passed. Meeting adjourned at 4:15PM.