Highlands at Breckenridge Golf Course HOA

3.2.19

1:00PM

Annual Meeting 2019 // Meeting Minutes

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

**Highlands Golf Course Attendance:** James Bradley, Greg Pohle, Margie Brownstein, Eric & Tammy Holby, Sharon & Tom Copper, Jim Spearot, Janice Thomas, Nancy Morgan, Tim & Sandy Larson, Ace Conway, Joe Wantman, Roger Damle, Bob Gordman

**Roll Call (or Check-in procedure)** – Meeting called to order at 1:02PM

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

Greg introduces the 2019 Highlands Golf Course Board of Directors.

1. **Election Results and Transit Service Vote**

Alpine Edge collects final ballots for the 2019 election**.** Alpine Edge announces the new board of directors: Leah Canfield, Greg Pohle, Roger Damle, Bill Handley, Maureen Lawer.

Alpine Edge then announces the results from the van service vote. **31 votes FOR the van service, 33 votes AGAINST the van service.** Conversations ensued about the pros and cons of this van service. Some homeowners don’t want a bus stop in front of their property, but some homeowners think a van service will improve the value to rentals.

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

A motion has been made to approve the Meeting Minutes from 2018. This motion has been seconded and passed.

1. **2018 YTD P&L 2019 Budget Review**

A homeowner notices that there is a note next to Annual Assessments which reads that dues are monthly. Dues are collected annually and this mistake will be corrected.

Another homeowner asks about the $0 Design Review line item. The board has changed architects and the HOA is represented, but won’t be charged for items that were expensed in the past.

A motion has been made to approve the 2019 budget. This motion has been seconded and approved unanimously.

1. **Discussion of our Fire Wise Program**

Alpine Edge explains the Fire Wise Program and notes some risks for homeowners to look for such as dead trees, noxious weeds, and pine needles.

1. **Sales Update**

Alpine Edge reviews a sales update for 2018. There were six sales in Highlands Golf Course. For all of the Highlands, there was a total of 27 sales. Average listing price for these houses were $2.2 million.

1. **Design Review & Construction Update**

Alpine Edge summaries the design review sheet and gives an update on 2018 construction.

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

Alpine Edge gives homeowners information on the Summit County Curbside Chipping Program, which will pick up wood scraps to assist in lot cleanups for free, twice per year. More information will be sent out to homeowners as these dates approach.

Alpine Edge explains that the Common Area Maintenance includes the entrance off of highway 9, along with the watering system off of Marksberry Way. Alpine Edge will assist with removing weeds in these common areas by contracting out a company called BioBalance.

1. **Rental Business**

Alpine Edge gives homeowners a hotline they can call if there are any police related issues with neighborhood rentals. Alpine Edge will also be available to intervene where needed.

1. **New Business**

A newer Highlands homeowner asks if recent power outages are related to the Highlands. The recent power outages have been county wise, and have nothing to do with the Highlands community.

1. **Adjournment of Meeting**

A motion has been made to adjourn the meeting. This motion has been seconded and passed.