

BRADDOCK HILL POA

2.16.19

4:00PM

ANNUAL MEETING 2019 // MEETING MINUTES

Alpine Edge Attendance: Steven Frumess, Cory Volk

Braddock Hill Attendance: Marie Robb, Pat Dipoli, and Ed (called in), Alan Evans, Jim Ross, Vicki Menzer, Jim Calvin, Barbara Calvin, Jen & Bo Jones, Kirk Samelson, Nathan Caffferky, Bruce Johnson

Roll Call (or Check-in procedure) – Meeting called to order at 4:19PM

Quorum has been satisfied with 7 proxy votes along with the physical attendance.

1) Welcome/Introductions of POA and Board Members

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

2) Review and Approve of 2018 Braddock Hill Annual Meeting Minutes

A motion is made to approve 2018 Meeting Minutes. The Motion has been seconded and approved.

3) 2019 Budget Review and 2018 YTD Financials

Steven Frumess summarizes the budget from 2018. The board mentions that the cul-de-sac needs some extra work as far as maintenance. A homeowner asks about reserve funds, Steven responds that there is potential for fire mitigation, irrigation, or a beetle infestation that would require reserve funding.

A homeowner wants to bring the community together with a Christmas party or summer get-together.

A motion is made to approve the 2019 budget. The motion is seconded and passed.

4) Sales Update and Design Review

Steven summarizes the sales metrics for 2018 in Braddock Hill, along with Design Review information for the HOA as well as the entire Highlands area. Steven reminds homeowners to reach out to the design review committee or Alpine Edge before pursuing any exterior projects.

5) Common Area Maintenance & Curbside Chipping Program

Steven gives an update on the Curbside Chipping Program and mentions fire mitigation, weed eradication, and removal of dead & fallen trees; all which lead to potential fire danger.

6) New Business

The board brings up the town clearing out the neighborhood fire hydrants. The board brings up the idea of hiring a subcontractor if the town doesn't get the job done in a timely matter.

A homeowner brings up possibly removing dead trees by lot 32 in the neighborhood this summer.

7) Adjournment of Meeting

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