HIGHLANDS AT BRECKENRIDGE POA

2.16.19

1:00PM

ANNUAL MEETING 2019 // MEETING MINUTES

Alpine Edge Attendance: Steven Frumess, Cory Volk

Highlands at Breckenridge Attendance: Jim Brook, Russ Trowbridge, Eric Buck, Jim Trisler, Andrea Kreeger, Denny Phelps, Mark & Jill Wood, Bruce Spinney, Donna & Bill Oliver, Mike Collins, Jay Alley (called in).

Roll Call (or Check-in procedure) – Meeting called to order at 1:05PM

Quorum has been satisfied with 49 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) **2019 Board of Directors Election and its result**

Steven announces the 2019 Board of Directors: Jim Brook, Russ Trowbridge, Andrea Kreeger, Eric Buck, and Jim Trisler.

3) **Review and Approve of 2018 Highlands at Breckenridge Annual Meeting Minutes**

Jim Brook makes a motion to approve 2018 meeting minutes, Russ seconds this motion. Motion is passed.

4) **Sales Update for Highlands at Breckenridge**

Eric Buck summarizes a sales update for all the Highlands subdivisions.

5) **Design Review Update**

Jim Brook reminds homeowners about the Design Review process and gives examples of items that will be discussed in this process. Denny Phelps asks about small renovations to a property and if this would be involved. Jim and Eric respond by explaining that the Design Review committee will look at common area expenditures and larger projects, but these small renovations can be included as an add-on.

6) **Forest Health and Curbside Chipping Program**

Steven talks about a company called BioBalance that helps eradicate potential risks involved with wildfire. The summit county chipping program that will help homeowners dispose of logs and dead trees free of charge. Jim then covers the current tree cutting policies and guidelines.

Jim then explains the environmental impact of reducing wildfire risk and its importance to the Highlands community.

Russ explains to homeowners about a company called LockBox that will install a box for property keys so the Fire Department can access properties if homeowners are away and the property has any fire issues.

7) **Common Area Maintenance**

Jim Trisler reviews common area maintenance issues such as dead tree removal and ditch work. Jill Wood asks about some of the dim or broken street lights. Steven will call Public Works to have them look into it.

8) **2019 Budget Review and 2018 YTD Financials**

Jim Brook summarizes the 2018 actuals vs. the projected budget, there are no questions.

9) **New Business**

Welcome Committee

Jim introduces a homeowner who wants to spearhead a welcome committee within the community for social events and getting newcomers more involved. Ideas were brought up such as gift baskets for new homeowners and community parties.

Potential Bus Stop

Mark Wood asks about the idea of bringing a bus through the neighborhood due to the increase of traffic and decrease in parking availability. It is a town matter that has been discussed in the past, but the town of Breckenridge has determined that there isn't enough density of people in the neighborhood.

10) **Adjournment of Meeting**

Jim Brook makes a motion to adjourn meeting. The motion has been seconded and approved. Meeting has been adjourned at 2:05PM.