

Highlands at Breckenridge Property Owner's Association

Board Meeting

December 20th 2019 3:00pm

Board Members in Attendance:

Jim Brook

Jim Trisler

Russ Trowbridge

Elaine Collins (via phone)

Andrea Kreeger

Order of Business:

#1 Attendance

All board members present.

#2 Review and approve minutes of previous board meeting held September 19th 2019.

Motion was made by Jim Trisler to approve the September POA minutes seconded by Andrea Kreeger. Some corrections were suggested and approval of minutes via e-mail took place following the meeting.

#3 Design Review Board nomination

Jim Brook proposes to appoint Denny Phelps to the DRB Russ Trowbridge seconds; the motion carries with no objections.

Also discussed: A brief review of the last DRB meeting where Jim Trisler and Mike Houx discussed one property addition featuring detached garage/yoga/apartment. The conclusion of this matter was to suggest to either attach the building to the existing house or remove apartment amenities. Homeowners have yet to follow up.

#4 Review 2020 Budget

Treasurer Jim Trisler compared budget numbers with actual costs for the year, two line item revisions were made and one addition. Firstly, Common Area Maintenance figure should be changed from \$5,400 to \$4,800 under the 2020 budget column. Secondly, Contingency 2020 budget item should be changed from \$1,837 to \$1,937. Thirdly, welcome committee line item is to be added with a budget number of \$500.

Also discussed: November missing statement was not included in the proposed budget, the need to make sure numbers are accurate, and Alpine Management company should be more engaged and on time with accounting. A matter was discussed to consider lowering the annual dues as not to carry such a large reserve.

Motion to approve the 2020 budget was made by Jim Trisler and seconded by Elaine Collins; motion was carried with no objections.

#5 Preparation for annual meeting

Annual meeting is to be scheduled for February 22nd 2020 in the afternoon. Information packets and curriculum vitae statements for each member need to be updated.

#6 Report on Progress and prospects for Governance Review Committee

Russ Trowbridge reported on progress of the newly formed committee made up of Russ Trowbridge, Gretchen Dudley, and Lisa Stone based on the need for clarification of guidelines in order to be fair, friendly, and community based. Updates need to consider modern trends of architecture, outdoor art guidelines to specify appropriate size color and location, and short-term rental limitations and or guidelines for acceptable behavior.

Also discussed: Alpine Management should be more active in regulating and upholding guidelines and holding homeowners accountable.

#7 Other business

Members talked about suspending the weed spraying program to see if there is a need to continue, if weeds seem to be a problem the spraying may be resumed in August.

#8 Adjourn

Meeting adjourned 4:00pm