

Highlands at Breckenridge Property Owner's Association Board Meeting  
July 16, 2020 6:00 pm

**Board Members in Attendance:**

Jim Brook, President  
Jim Trisler, Treasurer  
Russ Trowbridge, Vice President  
Andrea Kreeger, secretary  
Jay Beckerman, Member Joined in 6:34 PM

**Management attendance:**

Brett Gunhus

**Discussion:**

1. Call to order determined quorum.
2. Minutes of June 2020 POA meeting moved for approval by Russ Trowbridge second by Jim Trisler. June minutes were approved unanimously.
3. Review of Good Neighbor Policy final draft. Discussion opened with defining general purpose, maintaining a balance between residential and commercial needs and regulations, protocols of warning letters and possible violations to be evaluated based on the desecration of the committee, and minor additions to the GNP based on Bob Gregory's suggestions. Motion to approve Good Neighbor Policy (with additions to be added in section two based on Bob Gregory's suggestions) made by Russ Trowbridge and second by Jim Trisler and adopted unanimously.
4. Members discussed the e mail to be sent to all home owners about Firewise forum, chipping program, and should include the final draft of the Good Neighbor Policy. Firewise talk is tentatively planned for the week of August 3rd around 6pm possible Zoom or GoTo Meeting platform . Also discussed; adding tree removal policy ie permit and permission to cut trees dead and alive to the letter to homeowners.
5. Update on Elaine Collins's progress on improving utility box disrepair and aesthetic placement. Options discussed with various utility companies such as lower profile options, relocation, removal of unutilized boxes, and or painting/camouflage.
6. Final matter discussed was the possibility or need to research a new management company for possible replacement of Alpine Edge Property Management after some complaints and discrepancies in communication, financial organization and statement

clarity. It was unanimously agreed upon that no immediate change needs to occur after most issues have either been resolved or improved. Communication about being in closer contact, positive company growth and new staff improvements were encouraging to members moving forward with Alpine Edge. Also discussed in this light was a possible policy to refresh management every 3,5, or 10 years may be a discussion in the future.

7. Motion to adjourn made by Jim Trisler second by Russ Trowbridge, meeting adjourned 7:00 pm.

---