

## Highlands at Breckenridge

### Property Owner's Association Board Meeting

Wednesday January 12, 2022 3:00pm

#### **Board Members in Attendance:**

Jim Brook, President  
Russ Trowbridge, Vice President  
Andrea Kreeger, Secretary  
Jay Beckerman, Treasurer  
Elaine Collins, Member at Large

#### **Management Attendance:**

Brett Gunhus, Alpine Edge HOA Manager

#### **Discussion:**

1. Call to order 3:05, by Russ Trowbridge seconded by Jim Brook
2. Quorum determined
3. Minutes will be recirculated from POA meeting September 20, 2021 and approved along with current minutes at a later date.
4. Annual Meeting Prep: meeting is scheduled for Saturday February 19, 2022 11:30 am online only. After welcome, introduction and official business, will include the following:
  - A. Major topics and agenda discussed for annual meeting
    - 1) Online Election
      - a. Web elections will be live one week in advance of the meeting up to same day of the meeting. Voting will be regulated by Alpine Edge Management. Alpine Edge will also be in charge of property sales updates in the neighborhood as well as *order of operations*.

2) Review of 2021 financials, 2022 budget and dues will be addressed by Jay Beckerman. Other budget issues include:

a. Entrance/common area landscaping project will be spearheaded by Elaine Collins along with a TBA professional company. A slight increase in landscaping budget was suggested unopposed. Elaine will speak to any topics related to her plan at the meeting.

b. Motion made by Russ and seconded by Elaine to propose shared cost of landscaping expenses with Highlands Golf Course HOA, all in favor.

c. Board has decided to hold the annual dues at the current \$150.00, accepting the deficit annual budget and the reduction in Retained Earnings.

### 3) Policy Review

a. Short Term Rentals, all members are in favor of Highlands Golf Course coordination regarding STR rules and regulations. Russ Trowbridge will lead discussions on this topic including:

- i. Licensing
- ii. Registration
- iii. Deadlines
- iv. Committee

b. Forest health, Jim Brook will take lead on these discussion topics:

- i. 'HFR' Hazardous Fuel reduction/grant program.
- ii. Firewire program
- iii. Chipping program

c. Design Review Process overview

d. Elaine will speak to these subtopics.

i. New neighbor welcome

ii. Noxious weed control

5. Further business includes, appointment of Frank Mason to the DRB was proposed by Russ and second by Andrea Kreeger and unanimously adopted.

Sign regulations and or issues will remain to be a DRB topic.

5. Motion made to adjourn by Russ and seconded by Jay all in favor adjournment 4:25.