

THE HIGHLANDS

HIGHLANDS GOLF COURSE

2025 ANNUAL HOMEOWNER MEETING MINUTES

Saturday, February 15, 2025 – 9:00 AM MST

Virtual via GoToMeeting

Highlands Golf Course Board of Directors

- Ace Conway - President
- Betsey Beckman – Vice President
- Howard Mayson - Secretary
- Martin Carter - Treasurer

Alpine Edge Representatives

- Erik Keefe – HOA Manager
- Steven Frumess – Alpine Edge General Manager
- Kyle Gorman – HOA Accountant

AGENDA

I. Welcome

- Roll Call; Determine Quorum; Introduction of Board and Management
 - Quorum was established with 20% participation, totaling 52 members.
 - The four sitting board members and Alpine Edge management team were introduced to homeowners.
 - The GoToMeeting protocol for virtual attendees was reviewed. After each topic, there will be a pause for questions and comments.
- Review and Approval of 2024 Annual Homeowner Meeting Minutes
 - **Motion:** Ace Conway motioned to approve the 2024 Annual Homeowner Meeting Minutes, which Howard Mayson seconded, and the motion carried.

II. Financial Review

- Review FY2024 Year-End Financials
 - Balance Sheet
 - Bank Account had \$86,287
 - Accounts Receivable are primarily outstanding design review fees.
 - Construction compliance deposits (CCD) held in separate accounts, refundable upon project completion.
 - Income Statement
 - General repairs and maintenance are slightly unfavorable to the budget due to the shared cost of repainting the Highland sign.
 - Favorable fire mitigation expenses due to address signs.
 - Slightly unfavorable legal fees, primarily for consultations on partial ownership and bylaw amendments.
 - Noted two undeposited 2022 CCDs affecting receivables.
 - Tree mitigation project fees collected \$140K from owners; around \$66K remaining after grants, with approximately a \$1,000 difference between final income vs. expenses for the project.
 - Overall net income for 2024: deficit of \$6,665.

- Total retained earnings for 2024 are just under \$35K; the board aims to reduce this balance in previous years.
 - The board emphasized the need for retained earnings while evaluating losses intentionally.
- Review Board-Adopted FY2025 Budget
 - General repairs and maintenance budget will remain flat, mainly for entryway landscaping.
 - The POA will reimburse for landscaping maintenance at the Highway 9 intersection near the police station.
 - Fire Mitigation Costs:
 - Reduced costs due to significant work completed last year.
 - Placeholder included for miscellaneous fire expenses.
 - Insurance Concerns:
 - 200% increase in insurance costs due to provider non-renewal (prev. Am Fam). The board is evaluating new proposals due to rising property insurance costs in Colorado related to increased fire risks.
 - Current insurance coverage: General liability with Auto Owners, D&O coverage with Travelers. Need for two additional options to meet coverage requirements.
 - Management Fee Increase:
 - Proposed 5% increase in management fee due to expanded scope of work.
 - Contract covers accounting, administrative, and on-site maintenance, with outsourced CPA services for tax returns.
 - Retained Earnings Advisory:
 - Recommendation to maintain six months to a full year's worth of expenses in retained earnings for operational stability.
 - Reserves are typically set for community needs; Highlands Golf Course lacks physical components needing reserve funding.
 - Legal and Unforeseen Costs:
 - Past unexpected legal fees due to contract issues highlight the necessity of retained earnings.
 - Aim to avoid special assessments for homeowners; planned assessments should align with the budget.
 - 2025 Dues Increase:
 - The board adopted an 11% increase in dues for 2025, raising dues to \$150 per unit.
 - Dues payable through the AppFolio portal starting in March; payment options include credit/debit cards, e-checks, or physical checks.

III. Other Business

- Partial Ownership Update
 - The association cannot prohibit partial ownership or co-ownership but can ban timeshares under Colorado law. Legal consultations revealed that restrictions on partial ownership are unenforceable in Colorado.

- The survey showed community interest in partial ownership, though many homeowners are opposed.
- Undivided ownership with designated usage times may be treated like timeshares and could be prohibited.
- Written approval from the association is required for timeshare arrangements; casual agreements are not accepted.
- Nearly 40% of homes in the HOA are owned by LLCs or trusts, complicating ownership notifications upon a homeowner's passing.
- The town is considering a maximum limit of 12 co-owners based on rental periods.
- Clear definitions of divided interest are necessary, but Colorado state law prevents HOA regulation of partial ownership, allowing multiple owners to purchase properties together.
- Tree Mitigation Project
 - From 265 properties, 68 homes and 2 open spaces were treated, resulting in 800,000+ pounds of debris removal, including 1,411 trees and 1,500 flammable plants.
 - Homeowners are encouraged to install reflective driveway signs to aid emergency responders. Red White Blue offers free property fire hazard checks.
 - Challenges with trash service due to weekend visits; the chipping program can pick up neatly stacked aspen trees but not roots or junipers.
 - Toxicity and disease issues with aspens will be investigated with Summit County, as they are relevant to ongoing community discussions.
- Town Of Breckenridge Dark Sky Ordinance – Presented by Julia Puester
 - The town's lighting code, implemented in 2007 to reduce light pollution, has a compliance deadline of July 1, 2025, due to concerns from multifamily HOAs.
 - Light pollution adversely affects human health, wildlife, and plant ecosystems, leading to declining insect populations.
 - Reducing lighting can save energy costs, as it accounts for 17-20% of global electricity use.
 - Residents are encouraged to retrofit existing lights with dark sky shields; information and samples are available.
 - Upcoming Events: Two events: one at the Rec Center on March 17 and a snowshoe event on March 28 with experts from the Marduk Center.
 - The HOA is focusing on light regulation, with enforcement policies and fines for non-compliance, and is working with residents for solutions.
 - Strategic replacement of streetlights is ongoing, including negotiations on Excel-owned lights.
- Policy review
 - Good Neighbor Policy: Owners must ensure guests understand the rules on the Highlands website and AppFolio. Key points to highlight include:
 - Parking Violations: Storing RVs, ATVs, boats, snowmobiles, campers, and similar vehicles outside is prohibited. They must be stored in garages or off-site, except for a loading/unloading period not exceeding 48 hours.

- Trash Management: Secure trash properly. If you can't, arrange for someone to bring it back in after it's put out. Leaving trash bags outside attracts wildlife and creates a mess.
 - STR Registration: required annually per POA policies.
- Design Review Procedure
 - Most exterior modifications need approval from the design review board. The board aims to uphold property values and community aesthetics. If in doubt, contact Alpine Edge for clarification before starting projects.
 - Hot tub replacements are designed to be straightforward with minimal fees.
 - The community is evolving and improving the design review process for efficiency.
 - Significant issue regarding construction trash management
 - Need for regular reminders to teams to clean up after themselves
 - Importance of enforcing design guidelines on trash management
 - Proposal to address this with the board
 - Suggestion for weekly site walks to ensure adherence to rules
 - The design administrator's role includes enforcement
 - Acknowledgment that the trash issue is complex
 - Plan to reach out to the design review team regarding town and building codes
- Board of Directors Election Process Review (*5 seats; new staggered 2-year terms*)
 - The bylaws were amended to extend director terms from one year to two. This year, board seats will be staggered with both one-year and two-year terms to implement the new schedule.
 - Top three vote-getters receive two-year terms
 - Bottom two vote-getters receive one-year terms
 - Current members were asked if they would rerun; Betsey chose to resign.
 - Homeowners Derek Wendell, Andrew Waldman and Paul Darmitzel were nominated, creating a contested election with six candidates.
 - An online election will occur once candidates share their bios. Voting will last 48 to 72 hours, allowing selection of five nominees. Results will be available afterwards.

IV. Open Forum

V. Adjournment

- The meeting adjourned at 10:34 a.m.