

THE HIGHLANDS

HIGHLANDS PARK POA

2025 ANNUAL HOMEOWNER MEETING MINUTES

Saturday, February 15, 2025 – 11:00 AM MST

[Virtual via GoToMeeting](#)

Highlands Park POA Board of Directors

- Bob Salomon - President
- Dennis Hicks – Vice President
- John Hugo – Treasurer
- Joe Henderson - Secretary
- Karmen Myers – Member At Large

Alpine Edge Representatives

- Erik Keefe – HOA Manager
- Jessica Martin – HOA Dir. Communication

AGENDA

I. Welcome

- Roll Call; Determine Quorum
 - Quorum was confirmed with at least 20% of owners in attendance.
 - The meeting was called to order by Bob Salomon at 11:03 a.m.
 - Housekeeping:
 - Participants were reminded to stay muted until ready to speak to minimize background noise.
 - Online participants to raise their virtual hands for questions or check the chat.
- Introduction of Board and Management; Review Board Election
 - Current Board of Directors and the Alpine Edge management team were introduced to owners.
- Review and Approval of 2024 Annual Homeowner Meeting Minutes
 - Correction proposed about USPS reference.
 - **Motion:** Motion to approve minutes made by John Hugo, seconded by Bob Salomon. Approved unanimously.

II. Financial Review

- Review FY2024 Financials
 - Operating cash balance: \$9,342.80.
 - A total of \$80,000 is held in various accounts (CDs, money market, liquid cash).
 - Accounts receivable are affected by homeowner credit due to ongoing construction projects.
 - Michael Del Principe raised a question regarding CCD that was not reflected in the statement; Alpine Edge to follow up.
- 2024 Income and Expenses Overview:
 - Minor interest from the bank account and transfer fees noted.
 - Increased general repairs primarily due to Highland sign repainting.

- Ground maintenance includes routine care and planned perennial planting.
- Legal and design review costs favorable; meeting expenses under budget.
- Review Proposed FY2025 Budget
 - Anticipated water meter installation to increase costs (~\$500 annually).
 - Decreased landscaping costs due to ongoing planting plan.
 - Insurance coverage increased approximately 350% due to non-renewal; sought new providers.
 - Management fee increased by 6% for enhanced services.
 - Proposed net loss for 2025: \$8,793; dues proposed to rise from \$150 to \$180 per lot (20% increase).
 - The last dues increase occurred in 2016 (was \$200).
- Retained Earnings Discussion:
 - Emphasis on maintaining healthy retained earnings for financial stability.
 - Recommendation to aim for a year's worth of operating expenses to cover potential shortfalls.

III. Other Business

- Town of Breckenridge Dark Sky Policy
 - 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: One at the Rec Center on March 17 and a snowshoe event on March 28 with experts from the Nordic 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.
 - Designated email address: lighting@tonnabrackbridge.com
- Design Guidelines and Procedures
 - Discussion on design guidelines and procedures for exterior modifications.
 - Reminder that all modifications must be reviewed and approved by the design review board
 - Tier One: Full review required for new builds and major structural changes.
 - Tier Two: Simplified submission for minor changes (e.g., hot tub replacements, repainting).
 - Goal to streamline processes for quicker turnaround and minimize fees.
- General Policies
 - Good Neighbor Policy: Emphasis on proper trash disposal to maintain cleanliness and prevent wildlife issues.

- Short-term Rentals: Need to keep the HOA informed about rental companies/managers for efficient complaint handling.

IV. Election

- Election Process Review (*3 seats; 2-year terms*)
 - Five-person board with staggered two-year terms.
 - Three seats up for election: Bob Solomon, Dennis Hicks, and Karmen Myers.
 - Bob and Karmen will not rerun.
 - Nominees: Dennis Hicks, Paul Krummen and Scott Lindblom.
 - Election results: Uncontested election with three nominees for three seats.

V. Open Forum

- John Jumonville inquired about the golf course netting project, and discussions focused on the HOA's potential stance. Alpine Edge noted that the proposal had changed to replace netting with green trees. They clarified that the netting isn't on HOA property, making a formal review unlikely, but acknowledged concerns about its visual impact on the neighborhood.

VI. Adjournment

- The meeting was adjourned at 12:02 p.m.