

# THE HIGHLANDS

## *at Breckenridge*

### 2026 ANNUAL HOMEOWNER MEETING MINUTES

February 17, 2026 – 10:00 AM MST

*Virtual via GoToMeeting*

#### Highlands at Breckenridge Board of Directors

- Jeffrey Maltzman – President
- Jim Brook – Vice President
- Jay Beckerman – Treasurer
- Chris Canfield – Secretary
- Emily Miller – Member at Large

#### Alpine Edge Representatives

- Erik Keefe – POA Director
- Jessica Martin – Director of POA Comm.

#### **I. Welcome**

##### A. Roll Call; Determine Quorum

- i. A quorum was established with at least 20% of owners in attendance or represented by proxy.
- ii. Jeffrey Maltzman called the meeting to order at 10:01 a.m.

##### B. Introduction of Board and Management

- i. The current board members and the Alpine Edge management team were introduced to the attending owners.
- ii. Election Process Review (*5 seats; 1-year terms*)
  1. Five seats are up for election for one-year terms.
  2. The five incumbent members volunteered to serve another term. Hearing no other nominations, the five board members were re-elected by acclamation.

##### C. Review and Approval of 2025 Annual Meeting Minutes

- i. **Motion:** There was a motion to approve the 2025 Annual Meeting Minutes, which were seconded and approved.

#### **II. Financial Review**

##### A. Review FY2025 Financials

- i. Insurance cost increases in 2025
  1. The POA experienced substantial insurance increases in 2025.
  2. American Family Insurance did not renew coverage.
  3. Coverage had to be split between Auto Owners (general liability) and Travelers (Directors & Officers insurance)
  4. The Travelers D&O policy cost more than expected and contributed to higher expenses
- ii. Design review administrative fee was incurred due to the transition of responsibilities.

- iii. The Association maintains strong retained earnings exceeding \$70,000, providing financial stability.
- B. Review Board-Adopted FY2026 Budget
  - i. Review Operational Expense Budget Line Items and Dues
    - 1. Annual dues remain flat at \$175 per unit, totaling approximately \$25,375 in revenue.
    - 2. No additional revenue from fines is anticipated.
    - 3. Management fees increased by approximately 3%, considered reasonable.
    - 4. Insurance costs increased in 2025 due to switching Directors & Officers coverage to Travelers Insurance after non-renewal from American Family Insurance.
    - 5. Insurance costs are expected to stabilize in 2026.
  - ii. The budget anticipates a small operating loss.
  - iii. The 2026 Budget as approved by the Board was presented, and no opposition was expressed.

### **III. Policy Review**

- A. Town of Breckenridge Dark Sky Policy
  - i. Compliance with the Town of Breckenridge Dark Sky lighting ordinance was required by July 1, 2025, with enforcement beginning January 1, 2026.
  - ii. Homeowners were encouraged to comply to avoid any future fines.
  - iii. The Town is working with Xcel Energy to bring streetlights into compliance.
- B. Short-Term Rentals & Annual Registration
  - i. Short-term rental licensing has positively impacted neighborhood quality.
  - ii. Homeowners are encouraged to provide Alpine Edge with updated contact and management information.
  - iii. Owners should ensure that renters and guests are familiar with and abide by the Good Neighbor Policy.
  - iv. Emergency contact information and reporting procedures will be shared following the meeting.
- C. Real Estate Market Report
  - i. A real estate market summary was presented with data provided in part by Leah Canfield of Coldwell Banker Mountain Properties.
  - ii. 23 total property transactions in the Highlands area:
    - 1. 20 single-family homes
    - 2. 2 vacant lots
    - 3. 1 partial ownership interest
  - iii. Highest sale price: \$5.5 million
  - iv. Average home price: \$862 per square foot
  - v. Average listing price: \$1,059 per square foot
  - vi. Average days on market: 75 days
  - vii. Eight new homeowners joined the neighborhood within the past six months.
- D. Design Review Process
  - i. Jim Brook presented an overview of the design review process.

- ii. Design review applies to architectural changes, exterior modifications, and landscaping.
- iii. No fees are charged for minor inquiries or initial consultations.
- iv. Updated guidelines are being reviewed to incorporate fire-resistant materials and evolving building standards.
- v. Owners were reminded that Town approval is required for Dark Sky-compliant exterior lighting, and no further approval of those lights is required from our Association.

E. Forest Health & Fire Mitigation

- i. Homeowners are encouraged to participate in fire mitigation efforts.
- ii. Red, White, and Blue Fire District provides free defensible space assessments.
- iii. Fire safety zones include:
  - 1. Immediate zone: 0–5 feet from home
  - 2. Intermediate zone: 5–30 feet from home
- iv. Tree Removal Guidelines:
  - 1. Prior brief consultation with and written approval from a POA Director as specified by our Forest Health Policy and Design Guidelines, and a permit from Town Planning, are required for tree removal.
  - 2. Unauthorized tree removal may result in fines.
  - 3. Wind-damaged trees may be removed without advance approvals, but prompt notification to a POA Director is required.
  - 4. Summit County chipping program scheduled for July 20–24, 2026.

**IV. Open Forum**

A. Roads and Infrastructure Updates

- i. Rounds Rd is expected to be repaved in summer 2026.
- ii. Road maintenance is managed by the Town of Breckenridge.
- iii. Preventative maintenance is prioritized to reduce long-term repair costs.
- iv. Public Works will provide more detailed scheduling in Spring 2026.

B. Communications and Administration

- i. Annual POA dues will be available for payment beginning March 1 via the AppFolio portal.
- ii. Alpine Edge will send follow-up communications, including:
  - 1. Emergency contact information
  - 2. Opt-in directory information
  - 3. Rental management contact updates
- iii. POA newsletters are typically distributed annually in late spring.
- iv. Owners inquired about having electronic meeting notices only. Colorado law currently requires physical meeting notices to be mailed.

**V. Adjournment**

- A. The meeting adjourned at 10:53 p.m.