THE HIGHLANDS

Braddock Hill POA

2025 ANNUAL MEETING MINUTES

Saturday, February 15, 2025 - 1:00 PM MST
Virtual via GoToMeeting

Braddock Hill Board of Directors

- Stewart Fontaine - President
- Pat Depole – Vice President
- Alan Evans - Secretary
- Chris Robb – 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
  - A quorum was met with at least 20% of homeowners in attendance or represented by proxy.
  - The meeting was called to order at 1:01 p.m.
- Introduction of Board and Management
  - The Board of Directors and Alpine Edge management team were introduced to owners.
- Review Board of Director Election
- Review and Approval of 2024 Annual Homeowner Meeting Minutes
  - Motion: Alan Evans motioned to approve the 2024 Annual Homeowner Meeting minutes, which Pat DePole seconded, and the motion passed unanimously.

II. Financial Update
- Review FY2024 Financials
  - Bank Account Balance: As of December 31, 2024, the bank account balance is $22,649.85.
  - Construction Compliance Deposits (CCDs): Two CCDs are noted on the balance sheet, held during exterior projects, and refunded upon completion unless additional fees exist.
  - Year-End Income Statement for 2024:
    - General repairs and maintenance were favorable to budget, while grounds and landscaping were unfavorable due to additional flower plantings.
    - No legal expenses were incurred in 2024.
    - Total net income exceeded the budget by approximately $1,605, resulting in a surplus for the fiscal year.
- Review Proposed FY2025 Budget
  - General Repairs and Maintenance: Adjusted based on actuals from the prior year.
  - Grounds and Landscaping Adjustments: Reflecting a proposal from Neils Lunsford, with mowings reduced to once a month due to increased labor costs, additional mowings can be scheduled if needed.
  - Insurance Increase: Insurance coverage increased by about 300% due to wildfire risk concerns after American Family non-renewed the coverage.
  - Management Fee Increase: Due to enhanced services from Alpine Edge.

- Dues for 2025: Flat amount of $500 per lot with no planned deficits or surpluses.

III. Current Business
- TOB Dark Sky Compliance Regulations
  - 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.
  - Strategic replacement of streetlights is ongoing, including negotiations on Excel-owned lights.
- Design Guidelines and Procedures
  - Homeowners were encouraged to review design guidelines and procedures available on AppFolio and the Highlands at Breck website.
  - All exterior modifications must be reviewed and approved.
- Fire Mitigation
  - Report on dead and diseased trees conducted by Stuart Fontaine with recommendations for homeowners to maintain their lots.
  - Free assessments and a chipping program are available through Summit County.
  - Pat DePole asked about the process for obtaining permits for cutting down dying trees. Alpine Edge clarified that the Breckenridge building department typically requires a free permit with faster approval for urgent safety hazards.

IV. Election Process Review *(one seat; 3-year term)*
- Lisa Knipe raised a question regarding the board composition. Confirmed it is a four-person board with staggered three-year terms.
- Pat DePole is up for reelection and will remain on the board for another three years by unanimous consent.

V. Open Forum
- Lisa Knipe inquired about the design review board, specifically maintenance approvals for projects like new roofs. Further discussions are to be scheduled.

VI. Adjournment
- The meeting adjourned at 1:50 p.m.