The Highlands

Braddock Hill POA

2026 ANNUAL MEETING MINUTES

February 11, 2026 - 6:00 PM MST

Virtual via GoToMeeting

Braddock Hill Board of Directors

- Stewart Fontaine - President - 2027
- Pat DePole – Vice President - 2028
- Chris Robb – Treasurer - 2027
- Alan Evans – Secretary - 2026

Alpine Edge Representatives

- Erik Keefe – HOA Director
- Jessica Martin – Director of HOA Comm

I. Welcome

A. Roll Call; Determine Quorum
   i. A quorum was met, with 14 owners in attendance or represented by proxy.
   ii. The meeting was called to order at 6:00 p.m.

B. Introduction of Board and Management
   i. Current Board members and the Alpine Edge Management team were introduced to the owners.

C. Review and Approval of 2025 Annual Homeowner Meeting Minutes
   i. **Motion:** Chris Robb motioned to approve the 2025 Annual Homeowner Meeting Minutes, which were seconded and approved.

D. Board Seat Nomination Review *(one seat; 3-year term)*
   i. Alan Evans announced he will step down after many years of service on the board.
   ii. John McNamee was nominated to fill the vacant board seat for a three-year term.
   iii. No additional nominations were received. John McNamee was welcomed to the board.

II. Current Business

A. Policy Review
   i. Good Neighbor Policy
      1. The Good Neighbor Policy is available on the AppFolio owner portal.
      2. Homeowners were encouraged to share community rules with guests and renters.
      3. Frequent violations involve parking, including improper long-term storage of motorhomes and large trailers.
      4. Compliance helps maintain community standards and quality of life.
   ii. Fire Mitigation
      1. Braddock Hill achieved 100% homeowner compliance in fire mitigation audits.
      2. Continued participation is required to maintain Firewise certification.

3. Homeowners were encouraged to submit invoices documenting fire mitigation work.
4. Homeowners should notify Alpine Edge before removing dead or diseased trees.
5. A free county chipping program is available for debris disposal.
6. Due to low snowpack and increased wildfire risk, continued vigilance was emphasized.

iii. Design Guidelines and DRC Review Procedures

1. Homeowners must submit plans for exterior modifications, including: roof replacement, painting, siding replacement, tree removal, or landscaping work
2. Design guidelines are available online.
3. Timely communication helps prevent delays and ensures compliance.

iv. Real Estate Market Update

1. Property sales and listings in the community were reviewed.
2. One recent sale closed for approximately $3.8 million.
3. Another property is currently listed for just under $5 million.

III. Financial Update

A. Review FY2025 Financials

i. Balance Sheet

1. As of today, the bank balance is 23,899

ii. Income statement

1. Over budget: Grounds and Landscaping (minimal overage) and storage expenses
2. Under budget: general repairs, fire mitigation, legal fees, and design review admin.
3. Year-end surplus in 2025 is about $3,191, slightly up after sending financials to homeowners due to overestimating utilities in November/December.

B. Review Proposed FY2026 Budget

i. Review Operational Expense Budget Items and Dues

1. Key increases for 2026: grounds and landscaping, accounting/tax return, storage expenses, and management fees.
2. General repairs, maintenance, and insurance flat or reduced.
3. Dues for 2026 remain at $500 per unit per year.

IV. Open Forum

A. Guest Behavior and Property Use

i. Concerns were raised regarding renters using private property for sledding.

ii. Possible solutions include:

1. Signage and barriers
2. Contacting property owners and rental companies
3. Removing sledding equipment

4. Sending formal letters and improving enforcement

iii. Management will follow up with property owners and rental companies.

B. Directory and Communication Improvements
   i. A community directory exists on the AppFolio portal. Participation is voluntary and requires homeowner consent.
   ii. Alpine Edge will send an opt-in email to encourage participation.
   iii. A newsletter will also be distributed to improve engagement.

C. Forest Health and Tree Removal Guidelines
   i. Homeowners must submit requests for tree removal or thinning for approval.
   ii. Fire mitigation and defensible space requirements were emphasized.
   iii. Homeowners are encouraged to follow Town of Breckenridge ordinances.
   iv. The board supports responsible thinning and fire mitigation efforts.

D. Meeting Format and Scheduling Feedback
   i. Homeowners prefer evening meetings to improve attendance.
   ii. The association will consider continuing evening meeting times.

V. Schedule next board meeting

VI. Adjournment

A. The meeting adjourned at 6:52 p.m.