

24 October 2021

1. The meeting was conducted via Zoom and was **Called to order** at 3:34PM.
2. **Quorum count:** Roll call was conducted and lots 1, 2, 6, 12, 13, 17, 19, 22, and 25 were online. Lots 18 and 27 were represented by David Flanigan via proxy. So the quorum required was met and the meeting began.
3. **Notice of Annual Meeting:** The Stremel's noted they did not receive the paper copy of the meeting notice. The Stremel's address was noted to update the mailing list. Later in the meeting William Swiecicki complained he did not get notice of the meeting and had to get the information from his neighbor. Check of the records in the meeting shows the notice was posted on the website and the notice for Lot 19 was sent to Gretchen Mielke the designated owner of record for Lot 19.
4. The resolution to approve the minutes from the annual 2020 meeting was passed with unanimously.
5. **The Treasures Report:**

Much of the discussion was over a proposed increase in dues from \$600 to \$1200. The current Executive Board explained that this was the "High Ball" number need to get a HOA management team to take over the non-board member duties that all of the board members do. A quote since the printed budget was prepared came in at \$8000, which was lower than \$20,000 budgeted. However the quote did not include all miscellaneous tasks; like record keeping for example and it did not include bookkeeping.

The current Board felt uncomfortable about having the same firm manage the HOA, keep the books and pay the bills. This is due to several cases of fraud that have occurred in Summit County in the past 7 years. Several homeowners said we should pay enough to get a quality organization to manage the HOA and to do this the firm should take on all of the tasks. Alan Stremel felt the more companies involved the more opportunity for fraud existed and other measures should be used to limit the potential for fraud. Alan recommended Summit Resort Group with contact Kevin Lovett 970-468-9137 ext 256.

The budget presentation prepared by the bookkeepers was not easy to read according to the comments. There was a small increase in the snow plowing, but appeared as presented as about a 20% increase.

There was a request to identify the large fines posted on the Budget sheet. The fines were for continuing construction violations on one lot.

Alan Stremel asked the Board to reduce the potential increase in dues based on the final quotes from the management companies and the Board agreed.

It was asked if the HOA has a reserve analysis and the Board said no. The Board then asked for volunteers to help with this task and there were none.

Today's actual HOA cash balance was not known, but was estimated at approximately \$52,000. Treasurer Carew said she would find the most current value and send it out by email.

Candace explained how the bylaws are written. An objection to the budget requires a majority or more votes than a quorum. Since the number attendees were less than a simple majority no vote was required and the budget was passed or retained.

6. Old Business: None

7 New Business

A. Thank You: Thank yous were prepared by the Executive Board and read by David Flanigan. These are posted on the website.

B. The annual homeowner education required by Colorado Law was conducted by Jess Hoover. The subject was recycling. Jess represents several county organizations associated with recycling commonly referred to as HC3; High Country Recycling Center, Summit Recycling, and the County Landfill.

The Summit County environmental effort has signed a single provider agreement with Energy Smart Colorado which is now going to provide "Swinging Sweet deals on Solar Panels". Homeowners may also get an energy audit for which there are rebates from the County, State and Excel.

We were told all new construction must include an Electric Vehicle (EV) Charging station. There are potentially rebates for installing EV chargers in your home.

A question was raised as to why glass was taken out of the single stream recycling and this was due to broken glass contaminating the rest of the materials. Single stream recycling is sent to Denver for processing. Jess explained recycling glass by itself was the most efficient way, because it only takes days before the glass is remade into bottles locally.

Jess showed 2.5 gallon buckets available for food waste composting/recycling encouraging people to give it a try.

For questions on any of this you may contact Jess@highcountryconservation.org.

There were no C and D. Just trying to be consistent with Agenda sent out.

E. ARC report:

Currently the HOA has 3 projects in construction: lots 19, 20 and 24.
This leaves 3 lots with intention to build 2, 8 and 12

Lots 3 and 5 have no intention of building

The HOA management usually comes with ARC oversight and this will reduce the amount of burden on the ARC. Unfortunately HOA management usually does not want to be responsible for record keeping.

The HOA open space is 66.7 acres as reported by the County in the name of the Highland Meadows HOA and remembered correctly by Candace. Please note the Highland Meadows HOA once had 52 homes in the design and the open space was smaller. Many of you remember the second portion of the Open Space as being about 5 acres north of lot 4. These acres were supposed to be the North Open Space and eventually end up in the HOA, as Highland Meadows Open Space North. This is what we were told when purchasing a lot from the developer. It turns out, the 5 acres that were shown on the plat provided when you bought your lot, are actually 4 pieces described as Highland Meadows Open Space North. Highland Meadows Open Space North totals about 25.5 acres. The land in question is now titled to the "Freedom Trust" in care of Joe and Teri Dismont; these people are part of the developers Family. The certified plat shown to us when purchasing a lot in Highland Meadows is attached to these minutes as well as the county map data for the Freedom Trust. Also attached are the county records which record the original descriptions of the land as the developer described them to us; "Highland Meadows Open Space North" and "Highland Meadows Open Space South". So how did Joe and Teri Dismont end up in control of this land? When many of us purchased our property we were told Highland Meadows was a community surrounded by Open Space and National Forest. Recent changes in property title indicate the potential for development exists for this property. This most effects the value of lots 2, 3, and 4. This topic has been brought up for discussion previous years and no one has had the energy to follow-up. The ARC is making this report before any land use changes are made. It is possible the Freedom trust will maintain the open space status, but this property has recently been posted "**No Trespassing keep out**", which implies it is not Open Space. Please note this is a more accurate presentation than orally given at the meeting and the details of the property are provided for permanent record. Please remember if the "Highland Meadows North Open Space" is transferred to the HOA as we were originally told and as it is legally described, each lot would own 1/30th and control any future use.

F. AWD Report:

Highland Meadows HOA members can read the AWD minutes at Alpenseewater.ipage.com or attend the AWD meetings.

Summary AWD Report

The Alpensee Water District (AWD) is more than 20 years old and has about 60 commercial and residential taps. The mil levy for members of the district is 50 mils: Approximately 11.8 mil is for Operations and Maintenance of AWD facilities. 38.2 mils can only be used for debt reduction. What you should know is the county takes approximately 5% of this money for collection of the taxes. So for example if our bond or finance is 9% our effective rate is 9.5%. So at the AWD creation with few homes, little progress was made in debt reduction or pay-off.

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The average home in the district pays about \$12,000 in county collected taxes. Approximately ½ of these taxes go to the AWD or about \$6000. The development of the district was designed so that people or businesses would build within 3 years of purchasing their property; otherwise the water tap would expire. In year 20 in the life the AWD; 8 homes and 22 commercial properties not finished.

The current main bond AWD has is at a bank rate of 3.15% or an effective rate of 3.31%. The AWD has small subordinate bond at the same interest rate. The AWD Board has forecasted the debt pay-off through year end 2026. The revenue from taxes should be in place to retire the all bonds in 2026. The pay-off plan is subject to risks:

The main bond is due on June 15, 2026. People do not pay their tax bills and water bills on time. So the Board may have to look temporary measures to make to bridge the gap.

The AWD will begin to accumulate significant funds to make the end of term balloon payment and this makes the AWD a target for fraud. So diligence is required.

There have been some strange changes in assessments which reduce the amount of tax collected to levels less than the Board thinks they should be.

There should be enough money to retire the subordinate bond as well. But the subordinate bond retirement will have to likely occur in December 2026.

There can be unforeseen events such as COVID, which may reduce property values and tax collections. These events may delay any reduction or delay elimination of the 38.3 mil levy.

If things go as forecasted, the AWD may eliminate the debt reduction levy of about 38.2 mils for the tax year 2027. This would then reduce taxes for members of the district by about 38%.

Water quality in the district is good and meets all Federal Requirements.

AWD has nine pumps that support the water district. One pump has been replaced and others are 20 years old. The Operations and Maintenance portion of the mil levy, about 11.8 mils is to provide funds to replace/rebuild these pumps. The AWD board allocated money in 2021 to deal with 2 pumps in 2022. It has been difficult to commit funds to capital improvements in the past and maintain a reserve because some taps do not pay on time and the AWD is forced to have the County collect these unpaid debts. This collection process is very slow. The COVID issue is also delaying this process as it is hard to get quotes for work and or equipment. The AWD has allocated \$101,000.00 to begin this process in 2022.

In the next 5 years, it is possible to replace or rebuild most of the equipment pieces that have lifetime issues with the funds planned. However, the 11.8mil levy for operations and maintenance is unlikely to get reduced below 8mils, which is the average for very large water districts.

The AWD board is currently full. Open elections will be held in May 2022. If you are interested in running as Board Member, please make yourself known to the current board members and follow the election announcements at alpenseewater.ipage.com.

G. There is no G

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H. Election of 3 positions that are retiring or up; Deanna Carew, Nancy Savidge and Candace Winkle. Nancy and Candace did not want to continue on the Board after 11 years of service. Deanna Carew would volunteer to continue if she did not have to be the Treasurer. Alan Stremel volunteered to be the Treasurer, provided he could work to trim down budget for 2022. David Flanigan agreed to join the Executive Board if he gave up the ARC. Paul Sparks volunteered to replace David Flanigan on the ARC. The quorum voted to have an open election and the 3 candidates Deanna Carew, Alan Stremel and David Flanigan are elected to HOA Board unanimously..

Meeting adjourned at 5:17PM

Board Approved

PROXY – Annual Meeting of Highland Meadows Homeowner's Association October 24, 2021

☐ I authorize the Executive Board of Highland Meadows Homeowner's Association to vote my proxy in any issues before the Association.

☒ I authorize David Flanigan to vote my proxy in any issues before the Association.

X [Signature] (signature) Louis R. Cohen (print)

Owner, Lot/s 110 Omaha Dr Date signed 10-23-21

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☒ I authorize David Flanigan to vote my proxy in any issues before the Association.

X Elizabeth Annamaria (signature) [Signature] (print)

Owner, Lot/s 27 Date signed Oct 24, 2021

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☐ I authorize the Executive Board of Highland Meadows Homeowner's Association to vote my proxy in any issues before the Association.

☒ I authorize David Flanigan to vote my proxy in any issues before the Association.

X Sary Probst (signature) Mary Probst (print)

Owner, Lot/s 12 Date signed Oct 24, 2021



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Property Desc:	In HIGHLAND MEADOWS PUD SOUTH OPEN SPACE	Subdiv	Filing	Phase	Block	Lot
Phys. Address:		SubCode	2076	0	0	0
		PPI:	2209-0140-06-023			
		Econ:	5	Breck-Blue		
Ownership		Nhood:	22500	FarmerKnW		
Primary:	HIGHLAND MEADOWS HOMEOWNERS ASSOC INC,	TaxArea:	53	2020	Tship:	6
Secondary:		AssdVal:	0	Est. Tax/Tax Rate:	102.467	Range: 78
		Reception	Sale Date	Document Type	Sale Price	
		1257511	4/30/2021	PLT	0	
C/O		1137655	3/29/2017	ACD	0	
Addr:	PO BOX 4533	965869	5/9/2011	PUD	0	
CSZ	FRISCO CO 804434533	965868	4/26/2011	RES	0	
		912370	4/17/2009	WD	\$25,000	
		886849	4/8/2008	PUD	0	
		886848	4/8/2008	RES	0	
		761769	7/13/2004	COR	0	
		755424	5/6/2004	PUD	0	
		755423	4/26/2004	RES	0	
		689568	6/24/2002	RES	0	
		687159	6/25/2001	PUD	0	
		687158	6/25/2001	RES	0	
		655380	6/21/2001	AGM	0	
		655379	6/21/2001	AGM	0	
		655377	6/21/2001	WD	0	
		655376	6/21/2001	B&S	0	
		623165	5/30/2000	COV	0	
		621968	7/9/2000	PLT	0	
2021 Actual Value		2020 Actual Value				
9193	HOA COMMERCIAL LAND	\$	9193	HOA COMMERCIAL LAND	\$	
Total Value:		\$	Total Value:		\$	
Acres: 66.7600		Access: Pub Paved	Topography: Gentle	View: Good	Tree Cover: Minimal	

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Property Desc:	In HIGHLAND MEADOWS PUD NORTH OPEN SPACE	SubCode	2076	0	0	0	0
Phys. Address:	0300 ALPENSEE RD (CR 975)	PPI:	2209-0110-06-001				
	Ownership	Econ:	5	Breck-Blue			
Primary:	FREEDOM TRUST,	Nhood:	22500	FarmerKnrW			
Secondary:		TaxArea:	53		2020	Tship:	6
	Mailing Address	AssoVal:	2552	Est. Tax/Tax Rate:	102.467	Range:	78
C/O	C/O JOE AND TERI DISMONT	Reception	1204199	Sale Date	8/2/2019	Document Type	NTC
Addr:	PO BOX 987		1074952		12/22/2014		WD
CSZ	FRISCO CO 804430987		1006724		10/29/2012		QCD
			965869		5/9/2011		PUD
			965868		4/26/2011		RES
			898656		1/6/1995		EAS
			886849		4/8/2008		PUD
			886848		4/8/2008		RES
			761769		7/13/2004		COR
			755424		5/6/2004		PUD
			755423		4/26/2004		RES
			689568		6/24/2002		RES
			687159		6/25/2001		PUD
			687158		6/25/2001		RES
			655380		6/21/2001		AGM
			655379		6/21/2001		AGM
			655377		6/21/2001		WD
			655376		6/21/2001		B&S
			623165		5/30/2000		COV
			621968		7/9/2000		PLT
2021 Actual Value		2020 Actual Value					
800	VACANT OPEN SPACE LAND	\$8,800	800	VACANT OPEN SPACE LAND	\$7,653		
Total Value:		\$8,800	Total Value:		\$7,653		
Acres:	25.5100	Access:	Prvt Gravi	Topography:	Sloping	View:	Good
Hydrology:	None	Sewer:	None	Water:	Public Wtr	Utilities:	Elec & Gas
						Tree Cover:	Typical
						Misc:	BORDER FS

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Measure



SCHEDULE: 6509643

Show Detailed Data

PPI: 2209-0110-06-001

Property Info		Mailing Address	
OWNER:	FREEDOM TRUST	NAME/CO:	C/O JOE AND TERI DISMONT
PROP. DESC:	In HIGHLAND MEADOWS PUD NORTH OPEN SPACE	STREET	PO BOX 987
PHYS. ADD:	0300 ALPENSEE RD (CR 975)	CSZ	FRISCO CO 804430987
JURISDICTION:	SUMMIT COUNTY (UNINCORPORATED)		

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