

**Highland Meadows HOA Meeting  
February 4, 2003**

**I. Call to Order – 6:12 pm**  
**Temporary Chair – Ron Carlson**

**II. Roll Call**

In Attendance:

Lori Cutunilli (FKI/Temp Sec.)	Ron Carlson (Atty)	Dennis Hopper Lot #4
Teri Dismont Lot #5	Becky Tomlinson Lot #14	
Warren & Leslie Hancock Lot #16	Gary & Mary Probst Lot #18	

**II. Selection of Meeting Chair**  
Ron Carlson

**IV. Minutes – None**

**V. Reports – Board of Directors/Treasurer**

Lori submitted Treasurer's Report – Warren duly moved, Teri 2<sup>nd</sup> & unanimously passed

**VI. Proposed 2003 Budget**

Lori submitted Proposed Budget – Dennis Hopper moved, Teri 2<sup>nd</sup> & unanimously passed

**VII. Approval of Budget/Dues**

Discussion: Developer pays same annual HOA dues

1<sup>st</sup> year HOA dues to be paid at closing \$450 - \$200/year after that

Gary Probst duly moved, Warren Hancock 2<sup>nd</sup>, unanimously passed

Dues to be paid by January 1<sup>st</sup> for coming year

**VIII. Election of Directors**

Elected Board of 3 (2 Declarant + 1 other)

Larry Smith, Lori Cutunilli + Warren Hancock

Resolution to Authorize Board, moved by Gary Probst, 2<sup>nd</sup> by Dennis Hopper, unanimous  
Board to meet in October/November – Annual HOA meeting in January

**IX. Old Business – None**

**X. New Business**

Resolution passed unanimously to apply to the County for main road maintenance

Private drives off main road would be HOA responsibility

Resolution passed unanimously to investigate dumpsters

Amend building guidelines to have homeowners be responsible for restoring rocks in  
Culverts at driveways to match

Sewer System has been accepted by Breckenridge Sanitation

When Dennis Hopper bought Lot #4 it had not been accepted

**XI. Adjourn – 7:35 pm** (Mary Probst moved, Teri Dismont 2<sup>nd</sup>, unanimous)

# HIGHLAND MEADOWS HOME OWNERS ASSOCIATION

## 2003 PROPOSED BUDGET

### INCOME

Home Owners Dues – 30 lots @ \$150 per month	\$ 4,500.00
--	-------------

### EXPENSES

Office (P. O. Box & Stamps)	\$ 60.00
Plowing	3,000.00
State Filing Fee	25.00
Contract Labor	200.00
Federal Tax	100.00

**TOTAL    \$ 3,385.00**

**Reserve Fund    \$ 1,115.00**

**HIGHLAND MEADOWS  
HOME OWNERS ASSOCIATION**

**TREASURER'S REPORT**

**Sept – Dec 2000**

**Income**

Home Owners Dues – 2000	\$ 1,800.00
-------------------------	-------------

**Expenses**

Bank Fees	30.17
-----------	-------

<b>Reserve in Account</b>	<b>\$ 1,769.83</b>
---------------------------	--------------------

**Jan – Dec 2001**

**Income**

Home Owners Dues – 2001	\$ 900.00
-------------------------	-----------

**Expenses**

Bank & Office	\$ 92.76
Legal	136.50
Plowing	380.00

<b>Reserve in Account</b>	<b>\$ 2,060.57</b>
---------------------------	--------------------

**Jan – Dec 2002**

**Income**

Home Owners Dues – 2002 \$ 900.00

**Expenses**

Bank & Office \$ 105.37  
Contract Labor (Incl 2000 – 2002) 525.37  
Plowing 2,302.50

**Reserve in Account \$ 27.33**

**Jan – Feb 2003**

**Income**

Home Owners Dues \$ 375.00

**Expenses**

Plowing \$ 285.00

**Reserve in Account \$ 90.00**