

HIGHLAND MEADOWS HOMEOWNERS ASSOCIATION

MEETING MINUTES February 16, 2004

- I. Call to Order – 11:05 am**
Temporary Chair – Ron Carlson / Temporary Secretary – Lori Cutunilli
- II. Roll Call/Sign In Sheet**
In Attendance:
Ron Carlson (Atty) Dennis Hopper (#4) Don Skotty (#6)
Lori Cutunilli (FKI) Gary Gregg (#9, 10, 17 & 23) Charlie Story (#28)
Becky Tomlinson (#14) Warren & Leslie Hancock (#16)
- III. Selection of Meeting Chair – Ron Carlson (unanimous)**
- IV. 2003 Meeting Minutes**
Charlie Story made a motion to approve the February 4, 2003 Minutes, Don Skotty 2nd
Minutes unanimously approved
- V. Reports – Board of Directors/Treasurer**
Lori submitted Treasurer's Report –Warren duly moved, Rebecca 2nd, passed unanimously
- VI. Proposed 2004 Budget**
Lori submitted the Proposed Budget (noting dues income projection did not consider new sales)
- VII. Approval of Budget/Dues**
Discussion: Dues to remain the same for now
Proposed 2004 Budget unanimously approved
- VIII. Old Business**
- Status of application for County road maintenance
County has advised they will make decision by November 2005, Lori will follow up
 - Dumpsters were not planned nor approved by the County, individual service is necessary
Warren using Snowy Peaks, contract for entire subdivision a possibility
 - PUD Amendments
Lori advised the County has adjusted several requirements in the Subdivision PUD
 - The area under decks is no longer required to be enclosed
 - Allowable square footage of garages may now be the same as County requirements
 - Site plans will no longer go for review by the Upper Blue Planning Commission,

Reviews now will be handled on staff level.

IX. New Business

- Pine Beetle Epidemic
Newspaper article presented on the Beetle situation in Summit County
Discussion: Dennis took out 16 trees on his property with remainder sprayed @ \$6,000
Forest Service allows homeowners to cut 500 ft into forest at own expense. Trees must be sprayed to prevent beetle spread in Spring
Warren duly moved to approve up to \$1,000 for an assessment of Pine Beetle damage adjacent to Forest Service land, Dennis 2nd, passed unanimously
Authorize May meeting to review beetle assessment results
Possibility of dues increase/special assessment to proceed with beetle treatment
- Entrance Improvements committee formed: Rebecca, Charlie & Gary Gregg to investigate signage,
Landscape features and mailboxes
- Water District Discussion: No back up generator at this time, Gary Probst will investigate cost
HOA Advisory Committee formed: Warren, Don & Gary Gregg
Warren duly moved, Rebecca 2nd, passed unanimously – Board authorization to write to Alpensee Water District requesting individual notification of annual meetings and final audit

report

X. Adjournment – 12:18 pm

Approved

**HIGHLAND MEADOWS
HOMEOWNERS ASSOCIATION**

2004 PROPOSED BUDGET

INCOME

Home Owners Dues -- 30 lots @ \$200 per year	\$ 6,000.00
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EXPENSES

Bank & Office (Svc Fees, Stamps & P. O. Box)	150.00
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Plowing	3,500.00
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Pine Beetle Tree Treatment	2,000.00
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\$20 fee = 100 trees

Total	5,640.00
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**HIGHLAND MEADOWS
HOMEOWNERS ASSOCIATION**

2003 TREASURER'S REPORT

Jan – Dec 2003

Income

Home Owners Dues (includes some 2002 past due)	\$ 6,397.00
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Expenses

Bank & Office	66.12
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Legal	135.11
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Plowing	3,248.50
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Open Space Tax (Refunded in 2004 from FKI)	1,803.08
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Transfer to Arch Review Acct (deposited in error in 2002)	1,000.00
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In Reserve End of 2003	1,232.52
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In Reserve Feb 16, 2004	1,905.60
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