

Highland Meadows Homeowners Association

Meeting Minutes

September 16, 2006

I. Call to order

Warren Hancock called to order the regular meeting of the Highland Meadows Homeowners Association at **11:00 am** on **September 16, 2006** in the **Summit County Senior's Center**.

II. Roll call/Sign In Sheet

In Attendance:

Warren Hancock	Mark Novak	Gary Gregg
Dick Savidge	Dennis O'Neal	Elizabeth Pannomarew
Nancy Savidge	Jan Leopold	
Gene Tomlinson	Candace Winkler	
Becky Tomlinson	Derek Baum	

Represented by Proxy: Lots 3,4 (Hopper)
Lot 6 (Skotty)

III. Approval of minutes from 2005

Minutes from 2005 were read, no discussion. Mark Novak moved to approve the minutes from 2005, Dick Savidge 2nd..

IV. Reports-Board of Directors/Treasurer

- a) Warren Hancock reported that the board determined that the bylaws required that votes at the annual meeting be taken by secret ballot.
- b) Warren Hancock submitted Treasurer's Report on behalf of Leslie Hancock.

V. Proposed 2006 Budget

- a) Warren submitted the Proposed 2006 Budget. Discussion items:
 - Dues had not been billed in a timely factor, therefore, back dues were owed and being collected.Gene Tomlinson moved to approve, Mark 2nd. Budget passed unanimously.

VI. Old Business

- **Forest Service project-** thinning expected to start Oct 1st, lot 23 & 24 has given permission to access through their property. 18 month window to complete, a 300 ft. swath will be cleared of all lodgepole pines, leaving only the smallest diameter in place.
- **Open Space-** Larry Smith wants to sell back to the HOA the open space that is in his name and that he pays taxes on. This land is designated as open space in the PUD and as such cannot be used for anything else. The Board has no recommendations at this point, contingency funds are being earmarked for legal representation. Discussion was informally favorable toward allowing Larry to deed the open space over to the County with the contingency that it

remain open space. There were 2 benefits to this, the HOA were not be liable for any occurrences on this property, weed management would fall to the county.

- **Mail Delivery Boxes-** because of our subdivisions location to Hwy. 9, we are eligible for mail delivery to cluster boxes. We must provide the boxes and location must be determined. Open space issue may have to be resolved before location can be determined. Discussion: Do we want the mailbox cluster project in the 2007 budget? Mark moved that we add a line item to the budget for the boxes and sign, Jan Leopold 2nd. Vote was 12 yes, 2 no. Dennis moved that we accept the boxes as a line item on the 2007 budget, Mark 2nd.

VII. New Business

- **Spraying for beetles.** Discussion: proposed as a community expense and also suggested that the HOA arrange for the spraying and bill back to the appropriate land owners. Gene moved that the HOA would contract the spraying in order to obtain a reduced price **and bill the cost back to individual property owners.** Dennis 2nd. Passed unanimously.
- **Weeds.** Nancy Savidge reported that she has been working with Lisa Taylor of the county weed management program. As an HOA we can purchase a sprayer to fit in the back of Don Skotty's Gator which he has volunteered. The sprayer is a 60 gal. tank with boomless nozzles that will spray a 30 foot swath in open areas, and will allow roadside spraying off one side or another. We can apply for county funds that will allow us recover _ of the cost, or up to \$500 dollars. Nancy will work to develop a weed management plan to submit for the reimbursement for next year. The anticipated expenses for the first year are close to \$900, with the county reimbursing for _ of that. Annually thereafter, the anticipated cost for material is \$250. Discussion: we need the School Districts cooperation in controlling their weeds in their open space. 2 phone calls to Kerry Barth, facilities manager at the district have not been returned. Commissioner Tom Long will be contacted to find out what we might be able to do short of anything official.
- **Election of Board** Warren noted that the bylaws require that the election of the board should occur in a staggered year process. 2007 will start that process. Don Skotty was nominated to replace Dennis Hopper on the board. Gene 2nd, passed unanimously.
- **Water District** Warren explained how the water district is structured and that he is now on that board. Billing has been non-existent and will now be sent out next week. Warren will notify the HOA of the next annual meeting. Well repairs will be finished next week

Motion to Adjourn by Gene, 2nd Gary

Minutes submitted by: Nancy Savidge

HIGHLAND MEADOWS HOA

2006 PROPOSED BUDGET

<u>Cash on Hand 1/1/06</u>	4423
2006 Dues (30 lots @ \$200)	6000
Dues outstanding previous years	9495
TOTAL	19918

EXPENSES

Bank & Office (Svc Fees, Stamps & P. O. Box)	150
Plowing/Snow Removal	3800
Insurance	625
Contingency	1000
Projected On hand/Receivable 12/31/06	<u>14343</u>

2007 PROPOSED BUDGET

Projected On hand/Receivable 1/1/07	14343
2007 Dues (30 lots @ \$200)	6000
Total	20343

Expenses

Bank And Office	150
Plowing/Snow Removal	3800
Insurance	700
Weed Control	500
PO Boxes/Entrance Sign	6000

Contingency **2000**

On Hand end of 2007 **7193**