

Highland Meadows Homeowners Association

Annual Meeting Minutes

December 29, 2007

I. Call to order

Gene Tomlinson, Association Vice-President, called to order the annual meeting of the Highland Meadows Homeowners Association at 3:03 pm on December 29, 2007 in the Summit County Senior's Center.

II. Roll Call/Sign In sheet

In Attendance:

Gene & Becky Tomlinson	Don Skotty
Dick & Nancy Savidge	Dennis Hopper
Candace Winkle & David Flanigan	Dave & Jan Leopold
Barbara & Scott Thomas	

Represented by Proxy: Lot 16 (Warren Hancock)
 Lot 21 (Laura Steben)

Lots represented by owners plus the two proxies totaled 12, thus we had a quorum. The board members were introduced by Gene and each of those present introduced themselves.

III. Approval of Minutes from 2006.

Minutes from 2006 were read individually and there was one correction that Candace Winkler should be spelled Winkle. Gene Tomlinson asked for a motion to approve the minutes. Dennis Hopper 2nd. Motion Passed.

IV. Reports-Board of Directors/Treasurer:

- a) Gene Tomlinson explained the background on the Resolution of the Board of Directors of Highland Meadows Homeowners Association Adopting Policies in order to be in compliance with Senate Bill 05-100 and Senate Bill 06-089. The Colorado Common Interest Ownership Act known as (CCIOA) was passed in July of 1992. It was significant to Colorado in that it was the first legislation that really talked about Homeowners Associations. Senate Bill 100 was passed on the last day of the 2005 Legislature and most of its provisions amended CCIOA. Senate Bill 89 was passed by the 2006 Legislature and was intended to clean up Senate Bill 100. Both of these bills gave homeowners more rights and required that Homeowners Associations spell out their specific procedures in dealing with homeowners. Thus, at a special meeting of the Board of Directors held on December 14, 2007 the Board of Directors adopted this Resolution. All attendees were

provided a copy of the Resolution. Gene Tomlinson reviewed each part of the Resolution.

- b) **Homeowners Association Website.** Warren Hancock has set up an Association website that has all of our Homeowner Association (HOA) legal documents on it, minutes, budgets, and financial statements from our annual meetings, information on utilities, water and sewer, information on Alpensee Water District, HOA Policies, and Pine Beetle info. When anyone buys or sells a property the realtors can access the website to get required info that must be provided to the perspective buyer. Warren hopes to have the above Resolution on the website by January 5, 2008. **He encourages everyone to check out the web site at <http://web.mac.com/wdhancock>.** We thank Warren for undertaking this project.
- c) **Status of building in the subdivision.** Lots 26, 27, & 15 are building now. Lots 11 & 22 have approved plans. Lot 25, the owner has preliminary plans and is seeking approval to change the building envelope.
- d) **Gene Tomlinson submitted the Treasurer's Report on behalf of Leslie Hancock, our Treasurer.** A couple of noteworthy items on the report were that we received \$6,166 from the County for tree removal and that same amount was paid to homeowners for tree removal expenses. Warren Hancock worked with the County and submitted the paperwork to get our association these funds. **Again, this year Warren was able to get the Association \$5,000 for tree removal. Each owner that has paid for tree removal must submit vendor invoice to our P. O. Box and if you did the tree removal yourself you need to submit hours worked at a rate of \$17 per hour.** The other significant item was that our account receivable on dues was \$4,652.

V. **Proposed 2008 Budget**

The 2008 budget was reviewed. David Flannigan recommended approval. Dick Savidge 2nd.

VI. **Old Business:**

Forest Service Thinning Project-The contractor doing the work is expected to work through the winter until the work is completed. So far we believe they are doing a good job in that they are not removing all of the trees. It was mentioned that when this project is completed, we need to block the access to these roads.

Weed Spraying Update-Nancy Savidge has been the driving force in working with the county weed management program and in getting our association a rebate for buying the equipment. Don Skotty let the association use his Gater so Nancy put the chemical tank on the back of the Gater and was able to spray alongside of the road and some of the open spaces where the weeds were the worst. Nancy explained the whole procedure of spraying and the chemicals used. She also mentioned that she had a backpack sprayer that

