

Highland Meadows Homeowners Association
PO Box 305
Frisco CO 80443

April 10, 2011

Minutes of HOA Board Meeting 3/5/11

Meeting was called to order by Warren Hancock, President.

Attending:

Warren Hancock, Gene Tomlinson, Don Skotty, Candace Winkle, Board members. Since 3 members is a quorum, the meeting can conduct official business.

Also attending: Gary Probst, representing the Architectural Review Board.

Resolution 1:

Resolved, that the Highland Meadows HOA Board shall approve a change in the Highland Meadows PUD as follows:

Paragraph B. 1. shall be amended to state: "Building and structure height shall be restricted to 32 feet as measured by the Development Code, including but not limited to the allowance for appendage height to exceed the maximum roof height by a set percentage."

Candace moved approval; Don Seconded. Passed unanimously.

Resolution 2:

Resolved, that the Highland Meadows HOA Board approves the decision of the Architectural Review Committee to require a licensed Architect stamp on submitted plans as part of the submittal and approval process for construction in the Highland Meadows neighborhood, in clarification of the paragraph of the Highland Meadows Combined Architectural and Design Guidelines as follows:

"It is required that an Owner retain competent professional services of a licensed architect for planning and design to ensure a thorough analysis and understanding of a particular Lot and the Owner's special needs and living patterns, as well as to provide the ability to communicate to the Review Board the concept and design of a proposed residence or improvement. The architect may act as a design consultant to others preparing the drawing materials, but all submittals and communication during the approval process will be with a licensed architect."

and paragraph 3. 6. A. of the Highland Meadows Combined Architectural and Design Guidelines as follows:

"It is required that all owners engage a licensed architect, familiar with mountain home design, for the design of their residences. It is further required that the architect personally visit the Lot prior to the submission of the Schematic Design Statement of Intent."

Gene moved to approve; Don Seconded. Passed unanimously.

Resolved, that the HOA Board shall appoint a committee of no more than 5 members to review the Highland Meadows PUD, Covenants, and Architectural Guidelines and to report to the Board no later than

July 15, 2011. Said report shall contain recommendations for changes to the above documents to bring all relevant documents into agreement with each other.

Gene moved to approve; Don seconded. Passed unanimously.

Gene moved to adjourn; Candace seconded. Passed unanimously.