

Highland Meadows Annual Meeting Minutes  
September 15, 2012

Water Board decree:

Water Board Members would like noted that they are attending the meeting not in the capacity of Water board members, only as HOA members.

Call to order

The meeting was called to order at 3:20 pm September 15, 2012 by Gene Tomlinson, Vice President, at the senior center in Frisco.

Introductions

Attendees stated their name as well as the lot(s) they own

Quorum

Quorum was met. Five proxies were provided as well

The sign in sheet shows:

In attendance:

Lots 12, 14, 20, Gene and Becky Tomlinson  
Lot 18, Mary and Gary Probst  
Lot 10, Brenda and Greg Poulter  
Lot 11, Barbara and Scott Thomas  
Lot 7, Nancy and Dick Savidge  
Lot 22, Candace Winkle and Dave Flanagan  
Lot 6, Don Skotty  
Lot 9, Mary Hart

Represented by Proxy:

Lot 1, Kristin Corsette  
Lot 2, Keith Kartz  
Lot 15, Gary Schlessman  
Lot 16, Warren Hancock  
Lot 27, Alex Pannomareu

Total Lots represented: 15, thus a quorum

2011 Annual Meeting Minutes

Annual meeting minutes from 2011 were posted on the Highland Meadows website for all, to review. Reminder of web address was provided in email with meeting agenda.

Motion to approve made by Brenda Poulter  
Motion seconded by Candace Winkle  
Motion passes unanimously

#### Report treasurer

Candace reports that no receivables are due at this time

Currently, \$ 19,201.65 is in account

Projected liabilities is \$ 4,025

Projected cash on hand is then \$ 15,176.65 for remaining 2012

We will start 2013 with the cash on hand and gain \$12,000 with dues

Total projected assets is then \$27,176.65

Total projected liabilities for 2013 is \$25,225

Projected cash on hand at the end of 2013 is then \$1,951.65

The board passed a \$90 charge for all further liens for the board member (secretary or Treasurer) to collect for administration of the lien to cover time, vehicles, etc for placing lien. Much less than a lawyer would charge.

Motion to approve made by Gary Probst

Motion seconded by Scott Thomas

Motion passes unanimously

Candace reminded members that dues are due by March 1, 2013, They should be mailed to 586 Alpensee Dr. Breckenridge

#### Report secretary

Brenda reminded members of the HOA that all legal documents, financial reports, minutes, etc. are provided on the website <http://:hmhoa.me>

The change of law affecting HOA's requirement to provide all members with all association documents, minutes of meetings, financial reports, and any transactions that would impact the association to be made public goes into effect January 1, 2013. The website allows us to be easily up to standards of the rules. Nothing needs to be changed

#### Old Business

Members of the HOA were publicly thanked.

Gary Schlessmann and Nancy Savidge were thanked for spraying for weeds

Dave Flanigan was thanked for cutting wires of the tree supports

Gary Probst was thanked for watering the trees by our sign during the drought

\*\*\*\*\*Action item: in the spring when the ground is wet, we will have an association work day in order to remove the stakes around the trees.

#### Road Repair

Estimates were obtained. \$18k has been set aside for repairs on Omaha Dr. We suspect that similar to parts of Alpensee Dr, clay is under the road. This means rock and/or road base is going to be needed prior to replacing the black top surface. This unknown makes it difficult to get an exact price for repairing Omaha Drive. The board voted to schedule this work in summer of 2013 to insure that adequate funds were available to complete the project.

Gene has talked with Road and Bridge to ensure Alpensee Dr is under county maintenance now, given the change of employees it was good for county to know this. He also asked about the cracks being fixed sooner than later to avoid a more costly fix when the ice gets in. We were put on wait list.

#### Snow Plowing

The driver will be Tim again. It was noted to members that Tim is paid to do the roads only and that snow plow snow will be in front of their driveways, just like the county does to those on Alpensee Dr. The homeowners can pay Tim or another person to move the snow as needed. They can of course move it on their own. It was noted to members that they must keep their snow on their land. It can not be moved across the road or into another's property.

Three lot owners expressed dissatisfaction with Tim's snow removal. The board responded that for the money, we think Tim does a good job. When it snows, everyone in Summit County cannot be first and there is limited time a snow removal company can stay on site and

totally finish the job. Snow removal bids that give this kind of dedicated service to an HOA have been at least double the price of Tim. This would result in increased dues for all homeowners.

\*\*\*\*\*Action item: Warren and Brenda will be point persons for snow conflicts. Please let us know of any concerns before the snow flies so we can talk with Tim soon

If there is a driver that a homeowner would like to use, they need to get a quote during a time that the driver can see what is needed and for members to see the work of the driver

Policies for RV's, campers, trailers, and equipment

Complaints occurred as a result of a number of RV's / campers / etc. being parked in driveways, which are in violation of our current legal documents. The board reviewed the rules and found them to be quite clear that RV's, campers, trailers, and construction equipment cannot be stored outside a garage.

Letters were sent to homeowners that were in violation and requested them to make arrangements to store the vehicles off site. Before opening comments on this issue from homeowners, Gene reviewed the three primary legal documents that address the issues having to do with parking and storing

RV's, campers, trailers, and construction equipment

Gene read through the :

1) PUD (Planned Unit Development) under architectural design standards page 4. The PUD is primarily a county document. To make changes is approximately \$1200 depending on the type of change

2) Design guidelines on this subject, page 9, 2.5 on site parking

3) Declaration of Protective Covenants, page 14, section 6.14 vehicles and miscellaneous equipment.

Gene also reviewed who can amend or change each document. These documents can be changed. We were reminded that certain types of changes can be emotional

and that granting exceptions can be a slippery slope. Enforcement of our documents needs to be fair, consistent, and without prejudice. Gene reminded everyone that the Board of Directors has fiduciary responsibility to enforce the legal documents of the association. In addition, any and all homeowners have the right to enforce all of these same legal documents.

With this background, Gene opened the floor for discussion. There was lively debate among homeowners concerning changing the legal documents. Mary Hart, who is a member of the Upper Blue Planning Commission, provided some information on changing the PUD and the probability of changing the building envelope. It was pointed out that any homeowner could have any type of vehicle, equipment, - even a tank, stored on the property as long as it was stored either inside or within a screened storage yard that lies within the platted building envelope. There were many pro and con statements concerning the legal documents being out of date and inconsistent in some areas. Some homeowners supported having commercial vehicles and trailers parked in driveways. After much discussion, it was pointed out that the board had previously had an outside committee that was in the process of revising and updating our legal documents. It was agreed that this committee with some new members would continue working to revise our HOA documents to be consistent with the PUD, the design guidelines, and to reflect our community.

Gene reminded attendees that the Declaration of Protective Covenants requires agreement of 75% of the lot owners or 23 lots in order to change that specific document. He explained once the documents are revised by the committee and reviewed by the board, that a special meeting would be called for the express purpose of approving or disapproving the document. Each section should be voted upon, not the document as a whole. The voting would be done by secret ballot.

The last item covered was that Gene reminded everyone that all had signed on to abide by our present legal documents and that the primary purpose of these documents is to protect, preserve, and enhance, the

property values of Highland Meadows subdivision.

#### Culverts

Three culverts need attention. Alpensee CT, Omaha, and the turn around by Pannomarews.

Pricing with Breckenridge Roto Rooter seems to be a good option at \$295 per hour plus another \$ 100 for water trucks per hour. Using our fire hydrants was frowned upon at this juncture due to worries with power hikes.

In addition to wash outs of the culverts, the back end of the culverts need to be dug out to provide room for the inside sediments to go and then be dug out after/during to provide room for the future water and less back up of sediments.

Mary Hart asked about the tree cutting happening on the federal land behind us. It was reported that the NFS is behind in cutting.

Mary asked about trail maps and access for our HOA

\*\*\*\*\*Action item: Candace will email Mary her map done via GPS

#### Election of directors

Motion to nominate Barbara Thomas made by Don Skotty  
Motion seconded by Nancy Savidge  
Motion passes unanimously

Motion to re-elect Gene Tomlinson made by Candace Winkle

Motion seconded by Mary Probst  
Motion passes unanimously

Motion to re-elect Warren Hancock made by Dave Flanigan  
Motion seconded by Mary Hart  
Motion passes unanimously

Motion to close nominations made by Brenda Poulter  
Motion seconded by Dave Flanigan  
Motion passes unanimously

Congratulations to our newest board member, Barbara Thomas and to the re-election of Gene Tomlinson and Warren Hancock.

Adjournment 5:27 pm September 15, 2012

Motion to adjourn made by Brenda Poulter  
Motion seconded by Dave Flanigan  
Motion passes unanimously

Highland Meadows Homeowners Association  
Financial Report

**2012**

	<u>Assets</u>		<u>Projected Liabilities</u>
Checking	19201.65	Snowplowing	1300
Receivables due	0	Office supplies	25
		Culvert clearing	2700
<b>Total Current Assets</b>	<b>19201.65</b>	<b>Total projected liabilities 2012</b>	<b>4025</b>
<b>Projected Cash on hand end of 2012</b>	<b>15176.65</b>		

**2013**

on hand 1/01/13	15176.65	Snowplowing	2600
HOA Dues 2013	12000	Property tax (open space)	400
		Office supplies, web site, postage, etc.	90
		Insurance	625
		Licensing/permits	10
		Weed control	200
		Contingency	2000
		Budgeted Omaha Dr repairs <sup>*1</sup>	18000
<b>Total Projected Assets</b>	<b>27176.65</b>	<b>Total Projected Liabilities 2013</b>	<b>23925</b>
<b>Projected cash end of 2013</b>	<b>3251.65</b>		

<sup>\*1</sup> asphalt repair estimate of \$10,751 does not include engineering advice or implementation of any engineering recommendations