

Highland Meadows Homeowners Association Annual meeting

Oct 17th at 4 pm, 115 Omaha Dr. in Highland Meadows Subdivision, Breckenridge, Co 80424

Water Board Decree: Water Board Members would like to note that they are attending the meeting not in the capacity of water board members, only as HOA members.

1. Call to Order 4:40 pm October 17th 2015
2. Introductions: List of Attendees: Jodee and Mark Loury, Candace Winkle, Dave Flanigan, Don and Anne Skotty, Nancy and Dick Savidge, Mark Miller, Leslie Hancock and Barbara Thomas.
3. Quorum: 10 members are required for a quorum. There were 7 lot owners present with proxies from Mary and Gary Probst (lot 18) to Dave Flanigan; Jeff Paddock (lot 13), Mary Hart (lot 9), Maria Latek (lot 19) to Barbara Thomas; Dennis Hopper (lots 3 & 4) to Warren and Leslie Hancock. Don Skotty had to leave prior to meeting being adjourned and gave his proxy to Dick Savidge. For a total of 13 lot owners.
4. Agenda, proxy and proposed 2016 budget for the Highland Meadows HOA 2015 meeting was sent via e-mail to each lot owners last known electronic address, as agreed upon in the 2012 annual meeting, as well as a copy sent via USPS to the last recorded lot owner physical address.
5. 2014 minutes- please see our website HMhoa.me to review minutes-Motion to approve 2014 minutes by Candace Winkle, 2nd by Mark Loury. Motion passed unanimously
6. Treasurer's Report by Candace Winkle. Budget vs. Actual and 2016 Budget. Motion to approve treasurer report and 2016 budget as Candace Winkle presented, by Mark Miller, 2nd by Leslie Hancock. Motion passed unanimously
7. Thank you, Written and reviewed by Dave Flanigan and will be posted along with minutes on website.
8. Noxious Weeds: Nancy Savidge reported that weeds over all in the neighborhood have decreased, but diligence is still needed to keep the weeds under control. Discussion brought up the possibility of notification sent to lot offenders to make sure they are aware of the weed problems on their lot. Many lot owners and second home owners are not aware of what flowers and plants are noxious weeds; the communication would start with education.
9. Roadways: Jarrelle Drive has been improved by Farmers Grove HOA to be taken over by Summit County. The illegal stop sign for those going north on Alpensee Dr. will be removed, and the west facing stop sign on Jarrelle Dr. will be replaced with a larger stop sign. Gold Piece Dr. has a sewer that needs to be inspected after being hit by a snow plow in the spring of 2014. Silver Dollar Dr. has 2 water taps that also need to be inspected. The water taps on Silver Dollar sit above the street; this is caused by the road collapsing around it.
10. Tax Exempt Status for open space: Covenants were reviewed by Ron Carlson and wording was included that should allow the open space approval for tax exempt status.
11. Snow plow contractors: Troy Heflin is taking over the snow plowing for the 2015-16 season. Price is consistent with the 2014-2015 seasons. Candace is the primary contact; Nancy Savidge is the secondary contact for Troy. Please contact Troy Heflin directly for any personal property snow removal.

12. Status of Alpensee Water District: Again to emphasize that the water board members are only at the HOA meeting as lot owners and not as water board members. Don Skotty started with the history of the water board beginning in the 1990s. Location of pump house was pointed out, as well as the wells on the north side of the high school, with a reserve pond on the east side of HWY 9. CDOT has an environmental group monitoring the wells on the north side of the high school before, during, and after construction of the new highway over Iron Springs. The Alpensee Water District is asking CDOT to provide infrastructure to protect the well in case of someone deviating from the road. CDOT has yet to respond to the request.
- The tap fee also was reviewed with the original fees being paid by original lot owners. Some taps of the lots sold at auction were paid by Larry Smith for \$22,000. Larry had attached a note for 8% interest accrual. At one point this note was removed but there are other later documents that indicate fee changes and interest collections. The trail of documents is confusing and the legal implications of all of them is unknown. The AWD has \$1.3 M bond debt, plus another \$50,000 is owed to Larry Smith.
- Tap fees expire every 3 years, they are due to expire next month (November) and this is an agenda item for the AWD meeting to be held Oct 18th at 2:00pm, 37 Silver Dollar Dr, Breckenridge, Co 80424.
13. Architectural Review Board: Dave Flanigan, Gary Probst and Scott Thomas are current ARB members. Dave Flanigan gave an update. It has been a busy year with 6 active projects including new homes and renovations. 4 home improvements. Lots 30, 28, and 19 have paid ARB fees although lot 19 has an incomplete design. The owners of lot 21 worked with the ARB to design a driveway that would allow for safety as well as snow removal. Lot 25 has not submitted their review fee and lot 2 started communication with the ARB but there has been no recent update in their status. The ARB would also like to remind lot owners that during the building process the Highland Meadows HOA should be listed as co-insured in the insurance. The ARB has also been sending plans to any adjacent properties to get neighbor comments to include in communication with the lot owners.
14. Status of revising our current documents: Candace Winkle, Nancy Savidge, Barbara Thomas, Gene Tomlinson and Warren Hancock most recently have revised the Highland Meadows HOA Covenants with proposal to move forward with talking to an attorney specializing in HOAs. The Executive Board would also like to thank many other members that are not mentioned above who worked previously on the documents, also to those that responded to the google survey sent out in the summer. The comments were helpful in articles overlooked from the original document.
- Motion to move forward with the proposed Highland Meadows Revised Covenants excluding section 13.10. Vehicles and Miscellaneous Equipment was made by Leslie Hancock. Second by Jodee Loury. Motion passed unanimously
15. Motion to vote for 3 different possibilities for the Revised Covenants' section on Vehicles and Miscellaneous Equipment on personal property by Leslie Hancock, 2nd by Mark Loury.
Unanimous agreement to have a vote on this section separate from the rest of the Revised Covenants.
- Current Covenants: Vehicles and Miscellaneous Equipment. No Unit Owner, guest or tenant shall use their driveway space for anything other than the parking of licensed, registered cars or residential trucks used for daily transportation with the following exceptions.
- OPTION A: Owners may park RVs, ATVs, UTVs, trailered boats between May 15 and Sept 30 while snowmobiles may be kept on trailers between Nov. 30 and

March 31 if the following criteria is met:

1. Must have current plate
 2. Item will meet the current requirements of the CCRs (section 6.3, 13.9 and 14.1) for general appearance and if not kept in good repair will be subject to removal
 3. No sleeping in the unit
 4. If any part is covered, must be a commercially made cover purpose built for that type of unit or the equivalent (i.e. no tarps, no garbage bags for tire covers).
 5. Landscaping should be utilized in an attempt to partially screen the unit
- OPTION B: Owners may park RVs, utility trailers and boats on their property 3 days before and 3 days after a trip for the purpose of loading and unloading, if the above criteria 1-5 is met.
- OPTION C: Owners may park RVs, utility trailers and boats on their property 5 days before and 5 days after a trip for the purpose of loading and unloading, if the above criteria 1-5 is met, as well as there is to be not more than 2 weeks consecutive parking. The 5 day limit may be extended with written request and approval from the executive board.

Secret ballot voting results: A.2, B.1, C. 10

16. Election of Executive Board: Vacancies: Gene Tomlinson and Warren Hancock. Terms up Candace Winkle and Nancy Savidge.
Motion to continue Candace Winkle and Nancy Savidge for an additional term by Dave Flanigan, 2nd by Jodee Loury. Motion passed unanimously
Secondary to lot owners present not volunteering for the additional seats, the 2 additional seats may be appointed by the Executive Board at future HM HOA Executive Board meetings.
17. HM subdivision entrance sign: Dave brought up that the sign is not visible behind the weeds at the entrance to the neighborhood. Dave would like to lift the sign to above the height of the large boulder. Leslie volunteered to repaint the sign. Dave will talk to Gary Probst and Scott Thomas about options of lifting the sign.
18. Next years meeting is tentatively set for the first weekend in October 2016 at 75 Omaha Dr, in the Highland Meadows Subdivision, Breckenridge, CO 80424
19. There is a tentative summer neighborhood potluck set for June 25th hosted by Barbara Thomas 475 Alpensee Ct, Breckenridge, Co 80424.

Motion to adjourn meeting by Candace Winkle, 2nd by Nancy Savidge. Motion passed unanimously.

Meeting adjourned at 7:09 pm

Recognition and Thank you for service to Highlands Meadows HOA 2015

The Highlands Meadows PUD community runs on the energy of the people who volunteer to do all the tasks necessary to create the environment we enjoy. We can see the results our people generate while other communities are suffering from poor quality management of the loss of accumulated funds for project that will never get done. The State of Colorado has changed rules and regulations for HOA's. This means our documents and practices must be upgraded from what the developer originally provided. Many of homeowners are working various aspects of this change process.

The recognition list here was generated in no particular order:

Warren Hancock work for more than 8 years as board member of the HOA until health issues forced him to cut back. Warren has also served as member of the Architectural Review Committee, the ARC. Warren has documented opinions of changes the HOA rules and guidelines. Warren has served on the Alpensee Water District Board of Directors. Warren has also participated in active projects such open space tree cutting and slash control. Thank you Warren for your valued service!

Gene Tomlinson served as the past Director of the HOA board and the ARC. Gene has put his personal time and energy into helping cut trees in the open space, get taxes reduced on the open space, and documenting opinions on the changes to HOA rules and guidelines. Gene has also worked to keep Alpensee court snow under control. Gene also handled the project to clear all of our culverts and drainage ways. Thank you Gene!

Nancy Savidge is one three remaining board members. Nancy has worked to provide the tools for weed mitigation and actually works on control on the weeds in the open space and roadsides in the HOA. Nancy has worked on the changes to HOA rules and guidelines with the other board members. Nancy's husband Dick Savidge contributes time as Director of the Alpensee Water District board. Dick also manages to help keep Silver Dollar road open each winter by throwing snow. Thank you both Nancy and Dick.

Barbara Thomas serves as the secretary of the HOA Board. Barbara has helped patched communications and records all the HOA business. Barbara has worked significantly on the HOA

proposed rule changes. Barbara's husband Scott Thomas now serves on the ARC. Thank you Barbara and Scott.

Candace Winkle is the secretary of the Alpensee Water District Board. Candace is also the HOA treasurer and snowplow Czar. The snowplow Czar bids out the snow maintenance work and is the contact people currently call with complaints about snow maintenance. Candace has working significantly on the changes to HOA rules and guidelines. Candace produces the billing for HOA dues and follows up on collections. Unfortunately this means filing liens when required. Candace's husband David serves on the ARC and helps keep Omaha Drive from narrowing in the winter. Thank you Candace and David.

Don Skotty serves on the Alpensee Water District Board as the treasure. Don and the other members of the Water Board self manage the water district. This was necessary to get cost and expenditures under control to prevent special assessments for all the HOA members. Don also lends his equipment out to the HOA to help with weed mitigation and other projects.

Gary Probst is the experience head of the ARC. The ARC is handling 6 open development projects. This is the most development projects ever done by the ARC at one time. Gary's knowledge of how things get done in the county and positive attitude help us navigate through the demands of the Government agencies, Homeowners, and contractors. Gary has helped us a number times getting the water back on. Thank you Gary.

Mark Miller serves on the Alpensee Water District Board as member at large. Mark has gone out his way when things are needed, such getting new lock for the access panel to the well controls. Thank you Mark!

Jim Quararone is recent addition to the Alpensee Water District board. Jim works on the board while living in Denver and building a house here in Highlands Meadows. The Alpensee Water District Board receives no compensation. Thank you Jim!

I am sure I have left out someone out contributed significantly to benefit of the neighborhood. If that was you, I am sorry. Because our HOA dues are rather small compared other HOA's. \$400USD/year is quite small for dues in the county. We have spoken with firms about managing the tasks of the HOA. IF we go this route the dues can be expected to 3 to 4 times what we pay today. The fact that the dues are

very low is due the dedication and work of the people whose contribution are noted above. These people all make the Highlands Meadows their home and work hard to keep the PUD friendly and positive community. Thank you all for service and dedication.

David Flanigan

Warren Hancock 1/9/2016 2:21 PM

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Highland Meadows HOA proposed 2016 budget

<u>Assets</u>	<u>Projected Liabilities</u>
2015	
Checking (as of 9/2/2015)	18805.8
Receivables due	0
Total Current Assets	18805.8
	Total projected liabilities 2015
Projected Cash on hand end of 2015	15005.8
2016	
cash on hand 1/01/16	15005.8
HOA Dues 2016	12000
	Snowplowing
	Property tax (open space)
	Office supplies, web site, postage, etc.
	Insurance
	Licensing/permits
	Weed control
	Contingency
	Legal fees
	Bookkeeper
Total Projected Assets	27005.8
	Total Projected Liabilities 2016
Funds available for projects in 2016	8951.8

Highland Meadows HOA Budget vs. Actual 2015

	Budget 2015	Actual (to date) 2015	Difference
cash as of 1/1/2015	11862.36	10662.36	-1200 Jan. plow fee sent in Dec. '14
<u>Actual Expenses</u>			
Snowplowing	8478	4275	-4203 Nov/Dec not paid, no pushback
Property tax (open space)	600	536.16	-63.84
Office supplies, web site, postage, etc.	90	63.94	-26.06
Insurance	625	625	0
Licensing/permits	10	38.39	28.39 New DORA registration requirement
Weed control	200	190.07	-9.93
Contingency	1500		-1500
Road repairs	0	0	0
Legal fees	0	2628	2628
<u>Projected Expenses</u>			
Snowplowing		3600	3600
			0
Total expenses 2015	11503	11956.56	453.56
			0
Income			0
Homeowner Fees	12000	12000	0
Mailbox keys	0	0	0
Architectural review fees	0	4500	
Total income 2015	12000	16500	4500
			0
			0
Cash on hand end of 2015	12359.36	15205.8	2846.44