

Highland Meadows Homeowners Association Annual Meeting

October 23rd, 2016. 3pm at 115 Omaha Drive in Highland Meadows Subdivision Breckenridge, Co 80424

Agenda:

1. Call to Order at 3:27pm
2. Quorum- Recognition of proxies and attendees. (10 members needed for quorum)
3. Notice of meeting sent by e-mail to last known e-mail address of all homeowners
4. 2015 Minutes- please see our website, hmhoa.me to review minute. Motion to approve by Deanna Carew, 2nd by David Flanigan.
5. Report- Treasurer. Motion to approve by Tanya Delahoz, 2nd by Deanna Carew
6. Report- Secretary. Look for an e-mail to opt in for a neighborhood directory to help facilitate communication. Remember to keep your e-mail and mailing address updated for communication from the board and annual meetings.
7. Old Business
 - a. Thank you: Mailbox upkeep by Warren and Leslie Hancock, and David Flanigan. Weed control by Gene Tomlinson, Nancy Savidge, and Leslie Hancock. Architectural review board members once again had a busy year David Flannigan, Gary Probst and Scott Thomas. And the continued hard work by Don Skotty and all of the Alpensee Water District Board. As well as thanks extended to the current and past executive board members and the work done to improve the neighborhood covenants. Finally for Candace Winkle and Dave Flanigan for hosting and food provided.
 - b. Noxious Weeds: Reminder that there is a neighborhood backpack sprayer that is kept at Nancy Savidge's house that can be used for walking your property and spraying the noxious weeds. Please contact Nancy to arrange a time the back pack can be picked up. The recommended herbicide by Summit County is purchased by the HOA and stocked in the backpack. Summit County website has a link with (poor) pictures of the current noxious weeds list. If you are not familiar with this list, please check it out. There will possibly be a Neighborhood Weed Walk About next spring for those who are interested in learning more about what these weeds really look like.
 - c. Complaint Process: There is a current complaint process in place located on the web site. The executive Board will be reviewing and making changes to this document. We would like to remind everyone that we would like to stay neighborly and in that regards recommend contacting the neighbor who you would like to make a complaint about prior to bringing it up with the board as an official

complaint. That being said, if you feel uncomfortable by all means contact the board. The proposed neighborhood directory should help with this process.

- d. Mail boxes: Mary Probst has volunteered to be in charge of the mailbox keys. Please contact Mary if you are in need of a new key. Replacements are \$10 or it was mentioned that you can make a copy at Walmart for \$2.
- e. Sewer Cover Repair: There are 2, possibly 3 sewer covers that need repair. It is roughly \$1000 per cover to bring the road grade up level to that of the sewer cover. One area was done this year but needs to be repaired again. The company that repaired the area has a one year warranty and will repair again next year.
- f. Road Repair: There are cracks on the side roads that will be repaired next year. Gary Probst also added that he contacted Summit County Road and Bridge regarding repairs needed on Alpanse Dr.
- g. Farmer's Grove: We received a bill late 2015 from Farmer's Grove with the original amount of roughly \$24,000.00 for road repair to Jarrel Dr. \$8,000 was for landscaping along the road. This assessment came after the road repair was finished and paper work was reviewed that showed Highland Meadows was originally responsible for the Jarrel Dr. Easement. Timberline Law was asked to review the assessment. We requested that he first respectfully decline. They countered with an assessment of \$16,000.00. After discussion it was concluded by the board and the law firm that a reasonable amount be offered, 1. to avoid additional lawyer fees if court was needed, and 2. if it went to court it allowed us to show we had made a reasonable offer. The current agreement is in the hands of Farmer's grove and awaiting to be signed.
- h. Architectural Review Committee: Discussion included storage of current plans that have been submitted to the ARC. Many lots have changed hands multiple times and have multiple plans associated. Architectural Plans are owned both by the people who had them drawn and the architect that drew the plans. The ARB prefers that plans be submitted electronically. The ARC also educated those present that the homeowner needs to make sure that the contractor has the HOA listed on there insurance as well, it is helpful for example if the road in front of your home is damaged, then the builder will be able to make a claim to have the road fixed. David Flanigan also recommended that any new homes have a filter placed before the house main water secondary to the possible sediment from years of idleness.
- i. Snow Plow: Troy Heflin will continue to plow the roads for Highland Meadows. Please contact Troy directly if you would like to discuss your personal driveway plowed for the winter. His information is on

the HM website.

- j. **Alpensee Water District Update:** Alpensee Water District Board Members in attendance were in attendance as homeowners only and this was not an official AWD meeting. Don Skotty gave a quick orientation of the tank and well location for new owners. There is a 300,000 gallon water tank under the Condo building. It is periodically inspected. The AWD is managed by the board members and 4/5 positions are currently filled. The AWD refinanced this year for a 10 year loan. In 2026 \$200,000.00 will be due. A contract was just signed for a large diesel generator. New Road construction on Hwy 9 is just east of the well. The slope of the road is away from the well. This will prevent road water run off into the well and hopefully cars. Water testing is being conducted before, during and after construction. Breck water is building a new facility and is able to increase its client load. Currently it is \$25,000 for a tap fee and water prices will be 25% higher for those outside the town. At this time we are Deed restricted to Alpensee Water District so we would also have to pay those taxes. If you have more questions for the Water Board please attend the Nov 28th meeting 6:00pm at the Frisco Library meeting room.
- k. **Covenant Update:** Discussion included new recommended wording by the law firm of Hindman-Sanchez within the section regarding Short term rentals, as well as new wording in the noxious weeds section. Concerns about a 51% across the board for any votes was discussed. The Law firm will be contacted for further suggestions of best practice and the possibility of differing percentages for covenants vs architectural review, bylaws, with a possible higher percentage needed for covenants. A survey monkey will be sent out again after the final draft from Hindman-Sanchez is received. The official vote regarding the Covenants will be sent by an electronic voting system.

8. New Business

- a. **Election of Executive Board:** Barbara Thomas, Deanna Carew, Jodee Loury nominated. Motion to accept by Candace Winkle, 2nd by Warren Handcock.
- b. **Annual Meeting 2017** will be hosted by Jodee and Mark Loury sometime in October.
- c. **Possible summer picnic 2017**

9. Adjournment: 5:28 pm Motion by Candace, 2nd by Mark Miller

Highland Meadows Homeowner's Association Budget

	2014 Actual Jan - Dec 14	2015 Actual Jan - Dec 15	2016 Actual Jan 1 - Sep 19	2016 Budget Jan- Dec 16	2016 Estimated Actual Jan 1 - Dec 16	2017 Budget Jan-Dec 17
Ordinary Income/Expense						
Income						
Architectural Review Fee	0.00	6,000.00	1,500.00	0.00	1,500.00	0.00
Finance Charges & Late fee	0.00	0.00	146.64	0.00	146.64	0.00
HOA Dues	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00
Mailboxes Income	0.00	0.00	20.00	0.00	20.00	0.00
Total Income	12,000.00	18,000.00	13,666.64	12,000.00	13,666.64	12,000.00
Gross Profit	12,000.00	18,000.00	13,666.64	12,000.00	13,666.64	12,000.00
Expense						
Contingency				1,500.00		1,500.00
Insurance						
Liability Insurance	625.00	625.00	0.00	625.00	625.00	625.00
Total Insurance	625.00	625.00	0.00	625.00	625.00	625.00
Internet/website	0.00	0.00	139.87	90.00	139.87	140.00
Miscellaneous	0.00	-0.08	0.00	0.00	0.00	0.00
Office Supplies	238.63	100.36	0.00	0.00	0.00	50.00
Plowing	8,050.00	7,875.00	3,600.00	8,400.00	7,200.00	7,200.00
Professional Fees						
Accounting	0.00	0.00	1,350.00	0.00	1,800.00	1,824.00
Document Filing Fees-Licensing	10.00	38.39	27.00	39.00	37.00	39.00
Legal Fees	0.00	2,628.00	2,449.00	4,000.00	3,574.00	1,500.00
Total Professional Fees	10.00	2,666.39	3,826.00	4,039.00	5,411.00	3,363.00
Property Taxes	523.93	536.16	598.31	700.00	598.31	700.00
Repairs						
Misc Repairs (sign, trees, etc)	0.00	0.00	0.00	0.00	200.00	0.00
Road Repairs	0.00	0.00	975.00	0.00	4,975.00	4,000.00
Total Repairs	0.00	0.00	975.00	0.00	5,175.00	4,000.00
Snow Removal	1,625.00	0.00	0.00	0.00	0.00	0.00
Weed Control	0.00	190.07	0.00	200.00	0.00	200.00
Total Expense	11,072.56	11,992.90	9,139.18	15,554.00	19,149.18	17,778.00
Net Ordinary Income	927.44	6,007.10	4,527.46	-3,554.00	-5,482.54	-5,778.00
Other Income/Expense						
Other Income						
Interest Income	21.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	21.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	21.00	0.00	0.00	0.00	0.00	0.00
Net Income	948.44	6,007.10	4,527.46	-3,554.00	-5,482.54	-5,778.00
Beginning Cash Fund Balance	9,713.92	10,662.36			16,669.46	11,186.92
Value of open space	25,000.00	25,000.00			25,000.00	25,000.00
Beginning of year Fund balance including value of open space	34,713.92	35,662.36			41,669.46	36,186.92
less Investment in Open Space	(25,000.00)	(25,000.00)			(25,000.00)	(25,000.00)
Change in Current year	948.44	6,007.10			(5,482.54)	(5,778.00)
End of Year cash Fund Balance	10,662.36	16,669.46			11,186.92	5,408.92