

Highland Meadows HOA
Executive Board Meeting Minutes
115 Omaha Dr, Breckenridge, CO
6 p.m., January 14, 2017

1. Call to order. Candace called the meeting to order at 18:35 and verified a quorum of 4: Nancy, Deanna, Barb and Candace. Jodee arrived at agenda item #3. She brought a guest Lara Lopes Pereira.
2. Approve minutes from prior Board meeting (on Dropbox). Candace moved that we approve the Dec 2, 2016 minutes as written, Nancy seconded, and the minutes were unanimously approved.
3. Update on Farmer's Grove settlement. There was a misunderstanding about the title of an e-mail, so the signed document was re-sent. The first portion has not been paid. The attorney will call when the settlement is signed by Farmer's Grove, and then we will pay the first installment.
4. Minutes from HOA meeting – Barb to post on Dropbox.
5. Snow removal. Candace will ask Troy to clear area around the mailboxes, the snow bump at entry to Silver Dollar, and the pullout near 75 Omaha Dr. Troy has a 1 hr minimum.
6. Covenants – next steps. Candace will save the document as a PDF. Barb will send out an e-mail with the Covenants document and a ballot. Homeowners must print out, record their vote and sign, then scan, take photo, or snail mail back. Include link to scanning app. Give deadline, then call. Include text on reasons for change: 1) tax free status for open space, and 2) archaic language that no longer complies with current regulations. Barb will design the ballot and send out the email around January 28. Board members were given assignments to call Homeowners to encourage them to vote. We need 67% in favor to pass.
7. Next document (complaint policy, bylaws, ARC?). Candace will put ARC doc out on Dropbox and give everyone permission, Dave can start adding comments. Nancy will start on Bylaws, Deanna and Jodee will start on complaint (enforcement of covenants and rules) policy. Retype each document in the manner that we want it.
8. ARC submission without architect. One of the Homeowners has asked if he can purchase plans, and says he has a structural consultant to review them. The Executive Board reviewed the architectural guidelines, section 3, VI, A. Professional Design assistance, which states that there must be a licensed architect who visits the site, and that "off the shelf" or stock plans are not acceptable. The Board agreed that the homeowner can buy some plans, then have an architect visit the site, and review and modify the plans to customize them.
9. Other items. Deanna will continue working on Facebook page, change to group.
10. Next meeting. March 25, Nancy's place, 6 pm. Potluck.

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11. Adjournment. Candace moved to adjourn the meeting, Deanna seconded, unanimously approved.