

Highland Meadows HOA  
Executive Board Meeting Minutes  
75 Omaha Dr, Breckenridge, CO  
3 p.m., June 21, 2017

1. 3 – 3:30 Social time
2. Candace called the meeting to order at 15:37 and verified a quorum of 5. All directors were present: Barb Thomas, Nancy Savidge, Jodee Loury, Deanna Carew, and Candace Winkle.
3. Minutes from meeting 03/25/2017. Barb moved that we approve the minutes from the 3/25/2017 minutes, Nancy seconded, and the motion was passed unanimously.
4. Old Business
  - a) Minutes from annual HOA meeting – post on Dropbox (Barb). In work.
  - b) Facebook page – thanks to Farhad Khalafi for setting this up!
  - c) Covenants – Tax free status. Barb got this notarized and re-filed, and notified the assessor.
  - d) Policy on alternative dispute resolution. Nancy moved to adopt the changes to the Policy on Alternative Dispute Resolution, Candace seconded, and the motion was passed unanimously.
  - e) Next document – Bylaws (Nancy). A meeting with the attorney needs to be scheduled, some time in July after the 10th.
  - f) Future document - Enforcement of Covenants and Rules (Candace). Questions will be included with attorney discussion for Bylaws.
  - g) Future document – Architectural Guidelines (Candace, Dave, ARC members). No progress.
  - h) New weed sprayer. Purchased, in Candace & David’s garage. Nancy will check to see if she has the weed spray. Nancy will email Dave the type of chemical needed, and Dave may buy some more if needed.
  - i) Mailbox repairs. Mary tried to call a locksmith but they never called back. Dave will call the mailbox company to see if there is a way we can do it ourselves.
  - j) Sewer cover & other road repairs. In addition to the sewer cover, there is a big crack on Silver Dollar Drive, also water shut-off covers near Don’s house on Silver Dollar drive. Dave to find out Greg Decker’s asphalt contractor and can ask about doing this for the neighborhood. Candace to call contractor to fix sewer cover he did last year.
  - k) Neighborhood directory. Barb has 9 replies to her e-mail soliciting information. Barb may send out another request, then when done will e-mail the directory to those who participated.
5. New Business
  - a) The next annual HOA meeting will be Sept. 24, Candace & Dave’s house. 3-4 pm social hour, 4-6 pm meeting. Warren can post on website, Barb to send out ‘save the date’ notice.

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- b) Weed walkabout. July 12, 9 am, Barb's house, 475 Alpensee Ct. Put link to summit county weeds on the Facebook page. Bring a coffee mug and Barb will supply coffee. Barb to send out reminder.
  - c) Next Board meeting is August 16 at Candace's house, 115 Omaha Dr, 3 pm.
6. Adjournment. At 5:25 pm Deanna moved to adjourn the meeting, Jodee seconded, and the meeting was unanimously adjourned.