

Highland Meadows HOA
Executive Board Meeting Minutes
115 Omaha Dr, Breckenridge, CO
3 p.m., August 16, 2017

1. Candace called the meeting to order at 3:12 p.m. and verified a quorum of 4: Nancy Savidge, Deanna Carew, Barb Thomas and Candace Winkle.
2. Prior minutes: A motion to approve the 6/21/2017 Board meeting minutes was made by Nancy, seconded by Deanna, and unanimously passed.
3. Old Business
 - a) Review Minutes from last year's annual HOA meeting. Candace to fix numbering and send to Warren to post on website.
 - b) Review document - Bylaws (Nancy). Not received from attorney, try to finalize via email before annual meeting.
 - c) Review document - Enforcement of Covenants and Rules (Candace). Send reminder to attorney.
 - d) Future document - Architectural Guidelines (Candace, Dave, ARC members).
 - e) Weed status and weed walkabout results July 12. The walkabout was attended by Nancy Savidge, Barb Thomas, Candace Winkle, Roberta Sahlin, and briefly by Aaron Kaltenbach and Deanna Carew. Weeds on lot 10 still not under control. Original letter said that we would collect \$200. Nancy to take photos, Candace to schedule hearing. Lot 24 and 17 weeds out of control, need warning letters (Candace). Nancy to spray area between lots 16 and 7, also open space.
 - f) Mailbox repairs. Ongoing. Dave was to follow up on this.
 - g) Sewer cover & other road repairs. Candace has been texting with Josh. Barb to call Josh, if no result may contact attorney.
 - h) Neighborhood directory (Barb). Only 10 people, bring up again at HOA meeting.
4. New Business
 - a) Budget for 2018. Deanna to check to see if the construction deposits are in the spreadsheet. Barb moved to raise the dues in the 2018 budget to \$550 to cover the deficit we'll have this and next year, Nancy seconded, and the motion was unanimously passed.
 - b) Agenda for HOA meeting. Barb will create and send out for review. We discussed thank yous for the meeting.
 - c) Other items: Nancy moved to approve Peter Pannomarew as a member of the ARC, Deanna seconded, and the motion was unanimously passed.
 - d) Next meeting. By end of the year, to be decided later.
5. Adjournment. Upon motion by Candace and seconded by Deanna, the meeting was unanimously adjourned.