

Highland Meadows HOA
Executive Board Meeting
August 19, 2018, 5:00 pm
115 Omaha Dr, Breckenridge, CO

Minutes

1. Call to order and Quorum verification. At 5:11 p.m. Candace called the meeting to order and verified a quorum. In attendance were Executive Board members Candace Winkle, Barb Thomas, Jodee Loury, and Deanna Carew. Nancy Savidge arrived 10 minutes later in time for voting on item 4.a) below. Also in attendance from the Architectural Review Committee (ARC) were David Flanigan, Gary Probst, Leslie Hancock and Peter Pannomarew. Homeowners in attendance were Mary Probst, Elizabeth Pannomarew and Tom Sahlin.
2. Approve minutes from Board meeting 3/25/2018. Candace moved to approve the minutes from the 3/25/2018 Executive Board meeting, Deanna seconded, and the motion was unanimously passed.
3. Old Business
 - a) Future document – Architectural Guidelines (Candace, Dave, ARC members). Document is ready for review.
 - b) Sewer cover & other road repairs (grinding). Tom used a sledgehammer to pound down the rebar so grinding is not needed. We have a list of needed repairs for internal roads except for Alpensee Ct, which Barb will check. For repairs needed on Alpensee Dr, the county road, we need to encourage people to call the county. Deanna will post the phone number on the Facebook page.
 - c) Neighborhood directory update and text size (Barb). Text size was increased on the Board's directory on the Facebook page. The public directory will be discussed at the next HOA meeting.
 - d) Possibility of new parcel boxes. Expensive and no urgent need.
 - e) Weed spraying program. 10 yards sprayed, successful program.
4. New Business
 - a) Pannomarew retaining wall. The Pannomarews are having discussions with Summit County about their retaining wall. One solution is to move their building envelope and do a land swap with the Highland Meadows open space. A map was distributed so everyone could see the impact, and a vote was held, from which Peter Pannomarew excused himself. Leslie made a motion to approve the Pannomarews plan to move their building envelope and do a land swap with the Highland Meadows open space, Barb seconded, and the motion was passed unanimously by the ARC (with Peter excused from voting) and the Executive Board. If this vote is not sufficient for the county, the issue will be raised and voted upon at the upcoming annual meeting.
 - b) Plan annual HOA meeting & next year's budget. Kelly Patrick volunteered her home for this year's meeting. If she isn't available on the selected date, Candace will get a meeting room at the County Commons. Barb will

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prepare the agenda and voting proxies. Deanna will prepare a budget and the Executive Board will approve it via e-mail the week of September 7.

The meeting will be held September 22 at 4 p.m. and will be a potluck.

- c) Next meeting. Will schedule that in the future.
 - d) Begin review of Architectural Guidelines.
5. Adjournment. At 6:54 pm, Candace moved to adjourn the meeting. Deanna seconded and the motion was passed unanimously.