

Highland Meadows Homeowners Association Annual Meeting

September 22nd 2018. 4pm

1. Call to Order: 4:27pm
2. Quorum- Recognition of proxies and attendees. (10 members needed for quorum).
3. Notice of Annual Meeting sent by e-mail.
4. 2017 Minutes Approval: 1st by Candace, 2nd Gary, all in favor, approved unanimously.
6. Report- Secretary: addresses that need to be updated
7. Treasurer's Reports: Candace reviewed budget and the 2019 budget was unanimously approved.
8. Old Business
 - a. Thank you: All those that helped to get the Open Space tax exempt, All those that helped in the past for weed control, Candace Winkle for all she does as HOA President. Dave Flanigan, Peter Pannemarow, and Leslie Hancock for ARB. And those who help to lubricate the locks in the mail box. Gary Probst for shoveling mailbox every morning in the winter. Warren Hancock for keeping website up to date
 - b. Annual Homeowner Education: Red, White and Blue: Matt Benedict, FireWise.org designation Neighborhood. Fire Mitigation, Ophir Mountain Fuel environment has increased 10 years since beetle kill, Working above neighborhood. Logging has slowed down a bit since trees have crowned. These fires are difficult to fight, because embers travel through the air launching about a mile. Homeowner mitigation: Non combustable ring around the house (drip line- stops creep) 30 ft from architecture element of house non disturbance to 6 inch height post monsoon season. 5ft immediate zone: and manicured landscaping and irrigated. keep wood piles covered and protected. Look at corners where leaves collect, that is where embers will also collect. Intermediate zones to 30 clumps of trees should have 18' between tree tops, extended zone 30-60 feet, clumps should be 12', extended zone 60-100 feet clumps 6'. National Forrest: get permit to cut trees. Aspens are not part of fire environment when they are green. FOR FREE RED, WHITE and BLUE WILL COME TO YOUR HOUSE AND EVALUATE for FREE.
mitigation@RWBfire.org
 - c. Noxious Weeds: Motion to sale or trade in kind the boom weed sprayer to Niels Lunsford, motion to approve Barbara, 2nd Jodee Lowry, unanimous.
 - d. Policy on Alternative Dispute Resolution: updated this year, on website.
 - e. Bylaws: updated and posted on website.
 - f. Policy on Enforcement of Covenants and Rules: Updated and has fine fee. Hearing now needs to be requested vs prior it was arranged by the Executive Board.
 - g. Architectural Review Committee update:
 - i. Snow Plow:
 - j. Alpensee Water District Update: by Don Skotty: Water comes from 2 wells by high school and then to pump house, located at bottom of Alpensee Dr. 270,000 tank and then pumped to neighborhood. AWD fee \$600. serves 2 subdivisions. Alpensee 3 32 taps, HM 30 taps. Larry Feldman has purchased. Taxes high b/c 2/3 of mill levied goes to support water district. 2/3 of revenue goes to support debt service. Currently owe a little over 1 million dollars. 2026 note is due at that time \$360,000. Taxes will drop at that point. Big project since 2012 is the emer-

gency generator project. Generator pad is a 20 year lease. Feldman may be turning commercial into residential units. Will this change tap fee?

k. Covenant and Estimated Taxes Update:

8. New Business

a. Pannamarew land swap vote: passed by greater than needed majority

b. Election of Executive Board for 2 positions: Barbara Thomas and Jodee Lowry were up for election: Alex Masterson and Roberta Sahlin were also nominated and the group voted by Secret ballot. Votes were Jodee (9), Roberta (4), Barbara Thomas (11) and Alex Masterson (10). Barbara and Alex were elected.

c. Open Space Access action item for Executive Board for posted Open space sign for no motorized vehicle.

d. Incentive for being actively involved in HOA for \$50 discount- Dave brought up and will write up proposition, Motion by Leslie Hancock and 2nd by Nancy Savidge.

e. Annual Meeting 2019 location Probst House

f. Possible summer picnic 2019?

9. Adjournment: 6:47 pm Motion by Candace, 2nd by David Flanigan, meeting unanimously adjourned.

Highland Meadows Homeowner's Association
Profit & Loss

January 1, 2012 through July 31, 2018

Ordinary Income/Expense	Actual												Estimated	Budget	Draft	Comments	
	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	Jan 1 - Jul 31, 18	Jan - Dec 18	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 19					
Income																	
Architectural Review Fee	500.00	0.00	0.00	6,000.00	1,500.00	5,500.00	2,500.00	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Finance Charges & Late fee	0.00	12.00	0.00	0.00	146.64	0.00	24.76	24.76	24.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HOA Dues	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00
Penalties & fines	0.00	0.00	0.00	0.00	20.00	10.00	1,450.00	6,450.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mailboxes Income	12,500.00	12,012.00	12,000.00	18,000.00	13,666.64	17,510.00	21,984.76	26,984.76	21,984.76	26,984.76	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00
Total Income	12,500.00	12,012.00	12,000.00	18,000.00	13,666.64	17,510.00	21,984.76	26,984.76	21,984.76	26,984.76	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00
Expense																	
Bad Debt Writeoff	34.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Contract Labor	2,412.50	10,751.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	0.00	625.00	625.00	625.00	678.13	625.00	0.00	700.00	0.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00
Liability Insurance	625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance	625.00	625.00	625.00	625.00	678.13	625.00	0.00	700.00	0.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00
Internet/website	0.00	0.00	0.00	0.00	139.87	131.88	187.87	187.87	187.87	187.87	150.00	150.00	150.00	150.00	150.00	150.00	150.00
Licenses and Permits	10.00	0.00	0.00	0.00	0.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00
Mailboxes	-10.00	-24.00	0.00	0.00	0.00	0.00	18.15	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous	0.00	3.89	0.00	-0.08	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Office Supplies	69.94	43.46	238.63	100.36	0.00	39.12	58.78	60.00	58.78	60.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Paving	5,400.00	4,500.00	8,050.00	7,875.00	6,000.00	8,430.00	4,800.00	7,200.00	4,800.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00
Postage and Delivery	16.75	6.11	0.00	0.00	0.00	10.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Professional Fees	0.00	0.00	0.00	0.00	1,800.00	1,848.00	1,106.00	1,996.00	1,106.00	1,996.00	1,903.00	1,903.00	1,903.00	1,903.00	1,903.00	1,903.00	1,903.00
Accounting	500.00	0.00	0.00	0.00	0.00	55.00	0.00	55.00	0.00	55.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consulting	22.00	0.00	10.00	38.39	37.00	163.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Document Filing Fees	0.00	0.00	0.00	2,628.00	3,920.00	657.00	128.00	500.00	128.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
Legal Fees	522.00	0.00	10.00	2,666.39	5,757.00	2,723.00	1,234.00	2,451.00	1,234.00	2,451.00	1,903.00	1,903.00	1,903.00	1,903.00	1,903.00	1,903.00	1,903.00
Total Professional Fees	410.56	398.47	523.93	536.16	598.31	584.84	580.20	580.20	580.20	580.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Taxes	0.00	0.00	0.00	0.00	0.00	442.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repairs	0.00	0.00	0.00	0.00	975.00	5,200.00	0.00	3,000.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Building Repairs	0.00	0.00	0.00	0.00	0.00	442.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Road Repairs	0.00	0.00	0.00	0.00	975.00	5,200.00	0.00	3,000.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Total Repairs	0.00	0.00	0.00	0.00	975.00	5,642.28	0.00	3,000.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Snow Removal	0.00	0.00	1,625.00	0.00	0.00	37.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Weed Control	0.00	0.00	0.00	190.07	0.00	0.00	894.05	900.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	9,491.34	16,303.63	11,072.36	11,992.90	14,148.31	18,296.92	7,845.05	15,174.07	7,845.05	15,174.07	15,678.00	15,678.00	15,678.00	15,678.00	15,678.00	15,678.00	15,678.00
Net Ordinary Income	3,008.66	-4,291.93	927.44	6,007.10	-481.67	-788.92	14,135.71	11,810.69	14,135.71	11,810.69	2,322.00	2,322.00	2,322.00	2,322.00	2,322.00	2,322.00	2,322.00
Other Income/Expense																	
Other Income	282.10	30.00	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	282.10	30.00	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	282.10	30.00	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	3,290.76	-4,261.93	948.44	6,007.10	-481.67	-788.92	14,135.71	11,810.69	14,135.71	11,810.69	2,322.00	2,322.00	2,322.00	2,322.00	2,322.00	2,322.00	2,322.00
Net Income	3,568.59	38,975.85	34,713.92	35,662.36	41,669.46	41,187.79	40,398.87	52,209.56	40,398.87	52,209.56	47,478.56	47,478.56	47,478.56	47,478.56	47,478.56	47,478.56	47,478.56
Retained Earnings																	
Beginning of year																	
End of year																	