

Highland Meadows Homeowners Association Annual Meeting

910 Alpensee Dr. Breckenridge Co 80424

October 13, 2019

1. Call to Order 3:42 pm.
2. Quorum: was met recognition of 11 lot owners present and 5 proxies.
Notice of Annual Meeting: sent out via e-mail and USPS
3. 2018 HOA Annual Meeting Minutes: motion to approve by Nancy, 2nd by Deanna, unanimous approval.
4. Treasurer's Report: Candace sent out e-mail requesting any additional snowplow bids from neighbors, no one submitted additional bids. Increase in snow plowing this year for average cost of living inflation. Reviewed budget for roads and who to call for county roads. Summit County Road and Bridge, 970-668-4231, also posted on Facebook page. Motion to Approve 2020 budget by Deanna, 2nd by Candace, unanimous approval. There was a suggestion to use a management company and the action was assigned to Wesley to provide a written proposal.
5. New Business
 - a. Thank you: Everyone taking care of their weeds, all those who oil the mailboxes, all AWD board members, and the hard work by the ARC members. Vicki would like to thank Jon for helping to pull the truck out of the road when they were stuck. And thanks to all the neighbors who helped to re-write the ARC guidelines.
 - b. Homeowner Education: Reviewed Policy on Alternative Dispute Resolution and it is posted on website. Also reviewed that to be neighborly we should be getting permission before crossing other people's property lines.
 - c. New website: Due to discontinuation of support of the previous website tools, all information was moved to a new site by Candace, with access using the same website URL as previously. Candace will verify that the correct PUD is on the website, also Architectural Guidelines.
 - d. Architectural Guidelines: New guidelines are recorded at the county and they are posted on the website. Discussion regarding that the process of approval was reviewed and approved by the Altitude Law Firm.
 - e. Alpensee Water District Update: The members giving an update are attending the HOA Meeting as HOA members not as AWD members. Currently there are 2 openings on the AWD Board. Pumphouse Update: The back-up generator project is complete. Pump investment will be \$15-20,000, electrical update is about \$20,000. You can find water board and water quality on the AWD website. Budget vote takes place Nov 7th. The AWD will approach Breckenridge water in 2021 when the current school bond sunset occurs, after which the AWD would not need to pay the school.
 - f. Election of Executive Board for 3 positions: Candace Winkle, Deanna Carew, and Nancy Savidge, Roberta Sahlin area candidates. Barbara motioned all nominated, and 2nd by David F, unanimous. Each lot accounted for was to vote in a secret ballot for their top 3 candidates. Candace, Nancy and Deanna were re-elected. The vote was counted by Jon and confirmed by Wesley.
 - g. 2020 HM HOA Annual Meeting: date and location has not been confirmed at this time.

6. Adjournment: Motion to adjourn at 17:18 by Gary, 2nd by Deanna, unanimous approval.

Highland Meadows Homeowner's Association Profit & Loss Budget

	Ordinary Income/Expense				Actual	Estimated	Budget	Draft	Comments
	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	Jan - Dec 18					
Income									
Architectural Review Fee	6,000.00	1,500.00	5,500.00	2,500.00	1,000.00	1,000.00	0.00	0.00	
Finance Charges & Late fee	0.00	146.64	0.00	24.76	488.76	488.76	0.00	0.00	
HOA Dues	12,000.00	12,000.00	12,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	with no change in dues level
Penalties & fines	0.00	0.00	0.00	6,450.00	0.00	0.00	0.00	0.00	
Mailboxes Income	0.00	20.00	10.00	30.00	0.00	0.00	0.00	0.00	
Total Income	18,000.00	13,666.64	17,510.00	27,004.76	19,488.76	19,488.76	18,000.00	18,000.00	
Gross Profit	18,000.00	13,666.64	17,510.00	27,004.76	19,488.76	19,488.76	18,000.00	18,000.00	
Expense									
Bad Debt Writeoff	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	2,500.00	2,500.00	
Contract Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Insurance									
Liability Insurance	625.00	678.13	625.00	650.00	625.00	700.00	700.00	725.00	
Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance	625.00	678.13	625.00	650.00	625.00	700.00	700.00	725.00	
Internet/website	0.00	139.87	131.88	187.87	334.23	334.23	150.00	0.00	
Licenses and Permits	0.00	0.00	75.00	75.00	0.00	75.00	75.00	75.00	
Mailboxes	0.00	0.00	0.00	18.15	0.00	0.00	0.00	0.00	
Miscellaneous	-0.08	0.00	0.00	0.00	0.00	0.00	100.00	100.00	
Office Supplies	100.36	0.00	39.12	68.78	0.00	50.00	50.00	50.00	
Plowing	7,875.00	6,000.00	8,430.00	7,200.00	6,370.00	8,770.00	7,200.00	9,034.00	
Postage and Delivery	0.00	0.00	10.29	0.00	0.00	0.00	0.00	0.00	
Professional Fees									
Accounting	0.00	1,800.00	1,848.00	1,896.00	1,304.00	1,956.00	1,956.00	2,015.00	cost of living increase
Consulting	0.00	0.00	55.00	0.00	0.00	0.00	0.00	0.00	
Document Filing Fees	38.39	37.00	163.00	0.00	244.12	244.12	0.00	0.00	
Legal Fees	2,628.00	3,920.00	657.00	128.00	0.00	0.00	0.00	0.00	
Total Professional Fees	2,666.39	5,757.00	2,723.00	2,024.00	1,548.12	2,200.12	1,956.00	2,015.00	
Property Taxes	536.16	598.31	584.64	580.20	0.00	0.00	0.00	0.00	
Repairs									
Building Repairs	0.00	0.00	442.28	0.00	0.00	0.00	0.00	0.00	
Road Repairs	0.00	975.00	5,200.00	0.00	0.00	9,000.00	9,000.00	9,000.00	
Total Repairs	0.00	975.00	5,642.28	0.00	0.00	9,000.00	9,000.00	9,000.00	
Snow Removal	0.00	0.00	37.71	0.00	0.00	0.00	0.00	0.00	
Weed Control	190.07	0.00	0.00	949.05	1,059.00	1,059.00	1,000.00	1,000.00	
Total Expense	11,992.90	14,148.31	18,298.92	11,753.05	9,936.35	22,188.35	22,731.00	24,499.00	
Net Ordinary Income	6,007.10	-481.67	-788.92	15,251.71	9,552.41	-2,699.59	-4,731.00	-6,499.00	
Other Income/Expense									

	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	Jan - Dec 18	Jan 1 - Aug 31, 19	Jan - Dec 19	Jan - Dec 19	Jan - Dec 20	Comments
Other Income									
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Net Income	6,007.10	-481.67	-788.92	15,251.71	9,552.41	-2,699.59	-4,731.00	-6,499.00	
Retained Earnings									
Beginning of year	35,662.36	41,669.46	41,187.79	40,398.87	55,650.58	55,650.58	52,950.99	52,950.99	
End of year	41,669.46	41,187.79	40,398.87	55,650.58	52,950.99	52,950.99	46,451.99	46,451.99	