

# HIGHLANDER TOWNHOMES ASSOCIATION

## 2025 Annual Meeting Minutes

December 14, 2024

Meeting held in accordance with Colorado Revised Statute Title 7, Article 128, Section 201 to allow teleconference attendance in meetings. Meeting held virtually via Zoom.

1. Call to Order:

Meeting was called to order by Dorothy Wilhelm, President, at 4:02PM MST, Saturday, December 14, 2024 via Zoom.

2. Affirmation of Attendance and Quorum:

With seven of nineteen owners present, and four more proxies, a quorum was established. In attendance via Zoom were Dorothy Wilhelm (316), Jeffrey Johnson (318), Bill and Shelley Avirett (303), India Davis (306), Bob Miller (310), Karen Schroeder (301), Catherine McKnight (324). Proxy submittals were received from Bob Mertzweiler (320), Brian Stanley (305), Mark Graves (300), Doris Mchale (308). Also in attendance via Zoom were Matt and Mindy Brewer, our managers, and owners of Superior Property Specialists.

3. Approval of 2024 Annual Meeting Minutes:

Karen Schroeder moved to approve the annual meeting minutes of 2024 and Catherine McKnight seconded. All agreed.

4. Old Business:

The 2024 financial statements were reviewed. Various topics were discussed including painting, cable, trash, electric & water, decks, snow removal, landscaping, heat tape, new warning signs ("Falling Ice & Snow"). Most items have gone up in cost due to overall and Breck specific inflation. Painting went over budget in 2024, but under budget about the same amount in 2023. Snow removal expected to be higher in 2025 due to snowfall, temps, etc. Plowing expected to be higher in 2025. Some heat tape has been installed (300, 306, & 322). We hope to add more heat tape to units' gutters going forward, subject to cost, but keeping safety as a priority. The electrical cost would be absorbed by individual units, but additional electrical cost should be minimal for members. Roofline ice dam mitigation was also discussed, and Matt will research and get bids for that.

5. New Business:

a. Insurance Requirement. Mindy reminded members of the HOA requirement for each owner to have adequate insurance with "Replacement Cost Coverage" option selected. Mindy reported that all owners had complied in 2024 with the requirement to provide Proof of Coverage to the HOA.

b. Mindy Brewer reviewed the 2025 proposed budget. Expenses are generally up, but with the reduction of the trash pickup costs, minimal change in the budget from 2024, so the Board does not feel a dues increase is necessary this year. Money is being added to the Reserve, with current balance at approximately \$196,580. Suggestion by Dot to deposit some of the Reserve into a Certificate of

Deposit to earn more interest. Jeff Johnson moved to ratify the budget. Catherine McKnight seconded. The 2025 Budget was approved.

c. Discussed cable/fiber updates that will be reviewed again when the 5-year Comcast contract expires in a couple years.

d. Upper Village HOA update by Dot. Upper Village dues will be raised on every other year basis of 6% starting in 2025. The UV Board decided not to reallocate dues determination due to legal costs, and lack of support.

d. Dark Sky Outdoor Lighting. Breck Township requirement is to be complied with by July, 2025. The Board will be researching replacement pole lights and sconces for our outdoor lighting that will meet the new requirements. Also, any member's shopping research is welcome. Compliance, ease of maintenance, standard light bulbs, and timing, all are considerations. This cost should be absorbed within the building maintenance budget.

#### 6. Open Forum

A Special Thankyou was initiated by Jeff, India Davis and also voiced by several owners to Matt & Mindy for another year of job-well-done. We all appreciate both of their dedicated efforts. A nice shout out by India was also extended to our members for their cooperation, compliance, and lack of issues.

#### 7. Election of New HOA Board Director:

Jeff Johnson's Director position is open. Jeff Johnson agreed to volunteer again. Catherine renominated Jeff, and with no opposition, he was elected unanimously. The President is Dot Wilhelm, the Secretary is Bill Avirett, and the Treasurer is Jeff Johnson.

#### 9. Date of Next Annual Meeting:

The date for the next annual meeting will be set by the Board in executive session.

#### 10. Adjournment:

With no further business, Jeff Johnson moved to adjourn and Bill Avirett seconded. Meeting was adjourned at 4:55 PM MST.

Minutes submitted by Bill Avirett, Secretary