

HIGHLANDER TOWNHOMES ASSOCIATION

Annual Meeting Minutes January 15, 2022

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

1. Call to Order:

Meeting was called to order by James Beck, President, at 10:03 AM MST, via Zoom. (Meeting ID 357 000 1060)

2. Affirmation of Attendance and Quorum:

In attendance in person via Zoom were James and Pamela Beck (336), India Davis (306), Dorothy Wilhelm (316), Jeffrey Johnson (318), Bob Miller (310), Bill and Shelley Avirett (303), Brian Stanley (305), Mark Barker (301), Catherine McKnight (324), and Francis Bramande (304). Three proxy submittals were received from Robert and Vicki Merzweiler (320), James and Joyce Kifer (334), Mark and Angela Graves (300). Also in attendance were Matt and Mindy Brewer, owners of Superior Property Specialists. With thirteen of nineteen owners present, a quorum was established.

3. Approval of 2021 Annual Meeting Minutes:

Jeff Johnson moved to approve the annual meeting minutes of 2021 and Mark Bsrker seconded. All agreed.

4. Old Business:

- a. Matt Brewer reported that the annual roof inspection by Turner-Morris resulted in minimal caulking and completion of the punch list from the original project. We will continue to have annual inspections, as this extends the life span of the shingles.
- b. The common driveway was sealed, which also extends the life of the asphalt.
- c. Jeff Johnson asked if the driveway timbers could be replaced, but this is a costly project, so we will continue to maintain them by painting instead.
- d. The new sign on Primrose Path was installed, and the homeowners are pleased with the result.

5. New Business:

- a. Mindy Brewer reviewed the 2021 financial statements, and reported that the reserve balance is healthy at \$121,564. India Davis asked if the reserve could be used for all capital improvements, but Bob Miller encouraged us to target the reserve balance for roof replacement in fifteen years.
- b. Mindy next reviewed the 2022 Budget. Discussion ensued concerning tree removal per the Fire Department recommendations for fire mitigation, and to move our rating with the department from yellow to green. Our snow removal budget is stable and the new company is doing an exceptional job, including shoveling the driveways instead of plowing, which limits damage to the timbers and stacked rocks. Landscaping, utilities and trash removal costs are remaining stable. Jim Beck moved to accept the 2022 budget and Bill Avirett seconded. The 2022 Budget was approved.

c. Dryer vent cleaning will take place in the spring, which is another fire mitigation item.

d. HOA declaration changes, which were started in 2017 under Patricia Powell's direction, will be completed by the law firm Moeller-Graff. When they are complete, homeowners will have a two month timeframe to review and question.

e. Bill Avirett, our representative to the Upper Village HOA, explained the 2022 Upper Village Pool dues. The Upper Village HOA is considering amending the dues requirement to a per unit basis rather than an acreage basis. This would benefit our HOA, but will be difficult to pass given the corporate lawyers representing the large hotels in the Upper Village HOA.

6. Election of New Directors:

Jim Beck announced that his tenure as president has ended per HOA rules. Bill Avirett led an appreciative applause for Jim's exceptional service to the HOA. India Davis expressed her gratitude to Jim and to Matt and Mindy Brewer for their work in behalf of our HOA. Jim will be greatly missed. He was a very diligent leader. Dorothy Wilhelm volunteered to remain on the Board and Jeff Johnson volunteered to become a new Board member. Bill Avirett proposed to accept Jeff Johnson as a new member and Jim Beck seconded. The motion was unanimously approved.

8. Date of Next Annual Meeting:

The date for the next annual meeting has not yet been set.

9. Adjournment:

With no further business, Bill Avirett moved to adjourn and Mark Barker seconded. Meeting was adjourned at 11:57 PM.

Dorothy Wilhelm, Secretary

