

HIGHLANDER TOWNHOMES ASSOCIATION

Annual Meeting Minutes January 28, 2023

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 Dorothy Wilhelm, President, at 10:12 AM MST in person at the home of Bill and Shelley Avirett and via Zoom.

2. Affirmation of Attendance and Quorum:

New owners were welcomed and attendees were introduced. In attendance via Zoom were India Davis (306), Jeffrey Johnson (318), Bob Miller (310), Brian and Jane Stanley (305), Gary and Karen Schroeder (301), Catherine McKnight (324), Megan Robert (302), Steve and Pamela Sparough (330), Matt Parker (332). In person attendance included Bill and Shelley Avirett (303), Dorothy Wilhelm (316), Mark Graves (300), Bruce Lazar and Lisa Levenson (336). Two proxy submittals were received from Robert and Vicki Merzweiler (320) and James and Joyce Kifer (334). Also in attendance via Zoom were Matt and Mindy Brewer, owners of Superior Property Specialists. With fifteen of nineteen owners present, a quorum was established.

3. Approval of 2021 Annual Meeting Minutes:

Dot revised the adjournment time to "a.m." vs the typo "p.m.". Jeff Johnson moved to approve the annual meeting minutes of 2022 and India Davis seconded. All agreed.

4. Old Business:

- a. Matt Brewer reported that the tree removal project went overbudget because of additional trees cut for fire mitigation. However, the project was still paid from the operating budget, without going into Reserves. There will be a two year projection for reevaluation of tree health. Bill Avirett suggested smaller evergreens, such as Colorado spruce, be used for future replacement as needed.
- b. The 2022 financial statements were reviewed with no questions asked.

5. New Business:

- a. Mindy Brewer reviewed the 2023 budget.
- b. We will be continuing with the services of A to Z Landscaping for shoveling, JC Bobcat Services for plowing.
- c. Neils Lunceford will continue for landscaping, like last year, with some adjustments to some tasks as appropriate and reviewed by Matt. Their invoice will be paid in advance for a 5% savings. A suggestion was made to add flower baskets at the Kings Crown entrances. Due to cost and watering issues it was denied.
- d. There was discussion of the cost of cable and internet, and if the HOA should continue to pay for the service. Since an alternative cable service will not be available for at least three years, and the majority of the owners voted to retain Xfinity under the HOA 5-year business package offered, we will continue this service as an HOA expense.
- e. The next discussion involved window washing, contracted with Perfect Service, and the need for one or two per year. After a vote, the majority chose two washings per year.

f. Before ratifying the 2023 budget, which revealed a deficit, discussion ensued concerning dues increase to cover the deficit, and our contribution to the Reserves. We'll need a large Reserve by the time we need a new roof in several years. It was unanimously voted to continue current funding of the Reserves and to increase dues by \$100 per month beginning in March, 2023. Mindy also discussed the "Cash Flow" basis of our budget and bill-paying.

g. Jeff Johnson moved to accept the 2023 budget with the dues increase, and Bill Avirett seconded. The 2023 Budget was approved.

g. There was discussion of the Upper Village Pool. We have an obligation and requirement to remain in the UV Association. Bill Avirett brought up the opinion that every Highlander listing for both sales and rentals includes the availability of the UV Pool and Hot Tubs, and adds asset value to our properties.

h. A request was made to update the Owner Contact List and distribute. Owners may opt out if they wish to maintain their privacy.

i. There was discussion concerning the proposed Declaration changes which are being rewritten by our attorney, David Graf. The changes would make any future deck improvements and repairs the responsibility of the individual owners. However, the HOA would continue to pay for deck painting. When the changes are complete, homeowners will have a two-month timeframe to review and question, then a 2/3 vote required for adoption.

j. Recycling Discussion. Matt updated us with the current proposed recycling program from the Township, that is still under consideration. Matt will negotiate with our Trash contractor once the program is defined.

6. Open Forum

a. Parking changes were considered in order to create spaces in the common areas. However, this was denied because of possible damage to sprinkler systems, the need for contractor parking and homeowner protest.

b. The possibility of solar panels was discussed, but was also denied because of the danger of snow sliding from the panels and the cost issue of roof replacement.

c. India Davis brought to our attention that a well-deserved year-end bonus had not been allocated to the Brewers. Bob Miller proposed a \$1000 gift and Bill Avirett seconded. All approved and thanked the Brewers for their exceptional management service to our HOA.

d. Megan Robert asked about the possibility of an "Approved Vendors" List. Matt recommended that Owners contact him, rather than trying to maintain an ever-changing list.

7. Election of New Directors:

India Davis nominated Bill Avirett to remain as a member of the Board of Directors, to which Bill agreed. Both Dorothy Wilhelm and Jeff Johnson volunteered to remain on the Board.

8. Date of Next Annual Meeting:

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

9. Adjournment:

With no further business, Bill Avirett moved to adjourn and Mark Graves seconded. Meeting was adjourned at 12:14 PM.