Highlands at Breckenridge Property Owner's Association
Annual Meeting
February 17, 2018
10:00Am

**POA Attendance**

Barb and Ken Olendski, , Karen and Rob Gray, Bruce Menzel, Jerry Convendot, Wayne McLaren, Sue and, Candace Derickson Ted Lawson, Michael Fischer, Mitzi Wheeler, John Ebright, Steve Gerard, Dave Newkirk, Mitzi Wheeler Eric Linblad,

48 proxy votes from POA members.

**Alpine Edge Attendance**

Steven Frumess, Patrick Sieland,

Meeting commenced at 10 AM

**Owner Introductions**

Once quorum was established by Alpine Edge, the attendees introduced themselves.

**Review of 2017 meeting minutes**

There were no questions or comments asked which then prompted a motion to approve the 2017 annual meeting minutes. It was then seconded and unanimously voted on and approved by ownership that was present at the meeting.

Budget review and 2018

John Ebright then went through the POA 2018 budget and year to date figures line by line as management handed out copies.

Dues would be to maintained at status quo and it was also discussed that a 5 k donation would be provided to the Summit Foundation as it was determined that the POA has a healthy retained earnings / reserve fund.

One owner then brought up some of the open space areas along with the HOA that is sometimes in need of weed removal.
Management brought up that they will be checking these areas during the Summer season and use the contractor bio balance to handle all weed eradication throughout the Highlands.

There were no further questions which then prompted a motion that was made to approve of the 2018 annual budget, which was then seconded and unanimously voted on to approve the 2018 Highlands Park POA budget.

**Update of Sales**

There was then a sales update that was provided by management which included the following data:

- 6 sales
  - 607 Gold Run Road - Built in 2007
  - 436 Gold Run Road – Built in 2008
  - 1020 Gold Run Road – Built 2005
  - 984 Gold Run Road – Built in 2006
  - 31 Long Ridge Drive – Built in 2004
  - 152 Gold Run Road – Built in 2015

- Average number of bedrooms = 4.6
- Average number of bathrooms = 4.6
- Average listing Price = $2,394,166
- Average Sale Price = $ 2,323,750
- Average Price Per Square Foot = $491
- Average Square feet = 4,791.33

**Highlands (4 subdivisions):**

- 39 Sales
- Average number of Bedrooms = 4
- Average number of Bathroom = 4.7
- Average Listing Price = $1,834,144
- Average Sale Price = $1,748,956
- Average Price Per Square Foot = $408
- Average square feet = 4,328

**Design Review**

Steven explains the requirements for modifications within the Highlands and then provided the following statistics pertaining to design review that was conducted in Highlands Park and the rest of the Highlands:

- 161 Lots within Highlands Park POA
  - Four (4) Homes in Design Review
  - Eight (8) Homes under construction
  - 103 Homes Complete/Final Release Received
  - 46 Lots Remaining
  - Average Square Footage = 5,505 SF

**Highlands (all 4 subdivisions)**

- 595 Lots within Highlands 4 sub-divisions
  - Ten (10) Homes in Design Review
  - eighteen (18) Homes under construction
  - 467 Homes Complete/Final Release Received
  - 100 Lots Remaining
  - Average Square Footage = 5,074 SF

**FireWise Program:**

Discussion of the Highlands Firewise program was then brought up by management:

Projects included in 2017 were

1. In summer 2017 Beetle Kill Tree guys removed a large portion of the dead trees in the open space along highway 9. Jim Trisler from Highlands at Breckenridge lead these efforts along with the rest of the Highlands at Breckenridge board

2. The Highlands association Worked with CSU Forestry Service to conduct a Highlands Communities Forest Health review. Report was circulated to all POA members during the Summer and can be reviewed on the website by going to highlands at breck.com.

3. There was the completion the installation of a watering system for new trees planted in Fall of 2016 on Marksberry.

a. In Summer 2016 the POA removed over 200 trees on 3 acres within Parcel A.

4. There was a Highlands Fire Preparedness day conducted on July 3rd, 2017. There were over 100 residents in attendance at this meeting which was held at the Golf Course club house.
    a. At this preparedness meeting there was a presentation provided by Captain Matthew Benedict of Red White and Blue.
        i. He discussed the reasons homes can ignite in a wildfire and how property owners can create defensible space on their properties.

**Summit County Chipping Program:**

Management explained that the Summit County Chipping program is something that all homeowners should take advantage of

This year's chipping program is planned for June of 2018 and will take place once again in the fall.

Accepted material for the chipping program is logs and branches up to 9 inches in diameter. Keep in mind that they must be free of nails and wire.

Things that will not get picked up are Willows, Cottonwoods, no construction or building materials, treated lumber, fence posts or signs. No Shrubs, Stumps dirt or rocks

No grass clippings, trash, weeds or bags of leaves.
I will follow up with everyone via email closer to the chipping program date.

**New Business:**

One homeowner discussed how rentals seem to have gotten better within the association as they have not had to report incidents like they had done in previous years.

Management explained that they've had better success on stopping infractions from reoccurring due to their contact files having more information and the registration forms from all of the rental homes within the association.

Meeting was adjourned at 11:10 AM