

Board of Directors Meeting
December 5, 1:30 pm
17 Meadow Lark Green

- ❖ Call Meeting to Order: The meeting was called to order at: 1:38 pm. The following members were in attendance: Deb Drayton, Courtney Kenady, Michael Mosher, Dave Rossi. David O'Neil was unable to attend. Welcome to the board Dave! Our next meeting is scheduled for the 6th of February.
- ❖ Approval of BOD Minutes for 10/3/2012
 - M/S/P: Courtney/Deb – 4-0
- ❖ Finance
 - Approve bills and sign checks: Approved.
 - Review finance budget to actual:
 - M/S/P: approved
- ❖ HOA Hot Issues:
 - Board of Directors Retreat Discussion
 - With Dave joining the board would you like to hold another brainstorming session meeting that is in place or in addition to our current schedule? We are going to schedule a special meeting for January 9th, 2012 1:30 pm.
 - Faulkner Permit with the forest service how to proceed.
 - We will share info with the neighborhood as it becomes available. The HOA board can take a stance with any public comment etc... Still waiting on action here. Tabled until we hear more.
 - Neighborhood Communication – can we do it better and more? This will come along with these efforts. We want to continue to work getting people to facebook. Thoughts on this??? Can we add Jennifer's contact info to the facebook page so people can contact her directly for action oriented items. This year we used the following methods to reach out: email, facebook, surveys etc. Also let's keep thinking about this some more. Any thoughts on this after our recent meeting? Not at this time.
 - Neighborhood election: thoughts or feedback on this? 25% of the neighborhood voted. We do not understand why we saw such a low turn out. Many things could be factors, apathy, happy homeowners, timing, mid year election. Stick with this for now. We could try and do more email blasts. We also observed that most 23% of the votes were cast within one week. The next election can be shorter in duration.
- ❖ Enforcement Issues: Any issues pending out there? None at this time.
- ❖ Budget Decisions:
 - Bus stop: We met with Public Works and they are putting together specifications for the bus stop. This seems to be a subdivision responsibility not the HOA but we can help to facilitate it. – Mosh will have an update on this. David met with Brian Lorch yesterday. The area will need to be redesigned on HOA property that is not being platted. As a result of the amount of work that needs to be done it is unlikely that it will happen this year. Courtney will follow up with David and James P to continue this work. Any updates on the land use issues. We will continue this until we have some resolution – The bus is on the town's master plan. It needs to be included in the neighborhood. This has been moved up the chain and now David & Jeff Huntley (County attorney) and the BOCC are discussing the possible use of open space for the bus stop. Depending on the result of that discussion we will resolve where the bus stop will be able to be located. Meeting is scheduled on Friday 6/8/2012 to discuss this. Any updates on this topic? The BOCC wanted David to clean up the ponds as a public benefit for providing the bus stop. They are now looking at a possible location on forest service land! – Any updates on this item? Courtney met with Scott Reid and they discussed the forest service idea and the possibility of a

Board of Directors Meeting

December 5, 1:30 pm

17 Meadow Lark Green

land exchange idea. Courtney approached the forest service and they replied that they are not interested in any land exchange so this is a dead end. There are also conversations with Town Council and the County Commissioners to see if there are other options. Courtney and Mosh and going to continue to work on facilitating this.

- 2013 Budget Suggestions – I am working with Leslie Fischer who volunteered to help to take a first look at budget. Are there changes you would like to see?
 - Consider weed mitigation, legal fees for updating rules, policies, etc.
 - Poop dispensers – how to pay for.?
 - Someday the HOA will need to take on the Winter Solstice Party
 - We will continue the beautification day. Do we need to up the budget? Let's look at using Mark's dump truck..
 - We are not looking putting aside minimal amount of reserves again this year. Based on this realistically we need to look at an increase of dues in 2014.
 - Deb suggested that we give people a menu of options for looking at this. We will be introducing this during our March meeting to begin the dialogue and look at options.

❖ Policy Decisions:

- Plan for creating new enforcement procedures, update rules, records policies and more...

Jennifer would also like to look closely at our enforcement procedures and make sure they are clear and address the different situations we are encountering and for those that can be left to interpretation we create standards with examples and photos to clear up any questions. She would also like to add a section of the Homeowner manual to elaborate on this. – We will want to discuss a plan to do this at our December meeting.

Mosh will look at google groups during this time too.

Final Board Comments: We are going to try and establish some better ways of getting communications out and make sure that all people have weighed in if there is an issue that the board must deal with.

❖ Meeting Adjournment: 3:42 pm.

- Mosh/Courtney – 4-0

Board of Directors Meeting
December 5, 1:30 pm
17 Meadow Lark Green

Meeting Minutes
October 3, 2012

Call meeting to order: at 1:44pm Deb Drayton, Courtney Kenady, and David O'Neil on the phone. Jennifer McAtamney was also present to take notes.

Approval of Minutes for August 8th, the board retreat on September 5th, and special meeting Board of Directors meeting on September 26, 2012.

M/S/P: Courtney/ Deb 3-0

Agenda issues: Discuss our upcoming meeting and review the recent special meeting to recap for David what had transpired recently.

Here is our proposed agenda for our meeting on the 10th.

- 1. Guest speaker from the Town of Breckenridge Police Department*
- 2. Review of 2012 Financials*
- 3. Overview of Board of Directors projects*
- 4. Discussion of levels of service for 2013*
- 5. Updates on construction in the community for 2012-2013*
- 6. HOA Rules and Enforcement*
- 7. Introduction of Candidates for the Special Election*
- 8. Open Forum - this is our meeting time for bringing up ideas & suggestions you may have.*

What thoughts do you have about the agenda:

Courtney will need to get an update on the bus stop and the community building. In regards to the community center: The board is excited about this as long as it does not have a large economic impact on the neighborhood.

Bus stop will need an update as well. David will be trying to work with the Forest service again to make it happen.

We are also concerned about criticism regarding transparency, and conflicts of interest. Deb suggested we ask the neighbors specifically what they need to make things more transparent.

For the service level discussion we are going to make a bullet list of what is involved in the service levels for admin, snow removal, irrigation, landscape maintenance, snow shoveling, snow plowing, poop maintenance, neighborhood maintenance of greens. Ask people about poop stuff and maintaining stations on gold run, and this stuff.

Meeting adjourned at 3:05 pm.

M/S/P: Courtney/Deb 3-0