

BRITTANY PLACE OF BRECKENRIDGE ASSOCIATION
ANNUAL HOMEOWNER MEETING
DECEMBER 7, 2013

I. Call to Order and Roll Call

The meeting was called to order by Jonathan Heroux at 1:07 p.m. on Saturday, December 7, 2013 MST.

Members Participating Were:

| | |
|------------------------------------|-------------------------------------|
| Jonathan Heroux, H1/H4G, President | Jan Carrier, I1/I3G, Sec./Treasurer |
| Nicholas Lombardo, A/A1 | Ben Kassnoff, G |
| Brad Blacketor, B/I2G | |

With units represented in person or by proxy a quorum was confirmed.

Representing Basic Property Management were Gary Nichols, Eric Nicholds and Giovanna Voge. Erika Krainz of Summit Management Resources transcribed the minutes from notes.

II. Proof of Notice

Notice of the meeting was sent in accordance with the Bylaws.

III. Approve Previous Meeting Minutes

A motion was made to approve the minutes of the December 1, 2012 Annual Meeting as presented. The motion was seconded and carried.

IV. Financial Report

A. *2014 Budget*

Giovanna Voge presented a summary of the 2014 Budget. The dues will remain the same in 2014. She noted that the budget called for a net income of \$2,900. A question was raised regarding fall cleanup. After brief discussion, it was agreed to add \$300 to the Fall Cleanup line item in the budget. A motion was made to approve the 2014 Budget as amended. The motion was seconded and carried.

V. Old Business

There were no topics for discussion under Old Business.

VI. New Business

A. *Dumpster Enclosure*

Ben Blacketor raised a concern about the dumpster enclosure and the fact that animals were gaining access and making a mess around the immediate area. After discussion, it

was decided that a wire mesh screen would be installed around the interior of the enclosure. The estimated cost for the labor and materials is approximately \$200.

B. Landscaping

There was discussion regarding the sprinkler system that is maintained by Tim Coen of Greenscapes. Gary Nicholds will meet with Tim and Sharon Kassanov in the spring to discuss the sprinkler system, when it should be turned on and off, operation and any repairs that might be necessary prior to the start of the growing season.

Gary was also asked to talk to Tim about keeping an eye on the fishpond in between the individual homes and the condominiums to ensure the water is clean and it does not accumulate scum.

C. Reserve Study

Gary Nicholds was asked if there were sufficient funds in the Reserve account to provide for necessary future maintenance. He indicated that the balance should be increased. Areas of concern include the concrete sidewalks, dumpster enclosure, asphalt areas/parking lot, irrigation system, condominium roofs and miscellaneous. Jan Carrier questioned what Gary meant by condominium roofs. Gary replied that based on his reading of the Association documents, it was his understanding that the condominium roofs would be considered part of the common area and would need to be covered under the Reserve account. There was discussion about this point with contrarian points of view. Gary will check the Declarations and send the page regarding the condominium roofs and common areas to the Board. Additionally, he will try to get some estimates on the replacement of the concrete walks, dumpster enclosure, irrigation system and asphalt areas.

VII. Election of Officers

Jonathan Heroux will serve as President, Sharon Kassanov as Vice President and Jan Carrier as Secretary/Treasurer.

VIII. Set Next Meeting Date

The next Annual Meeting was scheduled for Saturday, September 6, 2014. There was discussion about holding the next Annual Meeting on property so other owners can attend and refreshments can be served afterwards.

IX. Adjournment

A motion was made to adjourn at 1:43 p.m. MST. The motion was seconded carried.

Approved By: _____
Board Member Signature

Date: _____