

BRITTANY PLACE OF BRECKENRIDGE HOMEOWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
JULY 3, 2004

The meeting was called to order by President, Ernie Blake, at 4:40 p.m.

Owners present were:

Ernie Blake	Patrick & Deborah Somers
Don Holmes	Elizabeth Peters
Suzanne Pfaff	Jonathan & Kelly Heroux

Two owners were represented by proxy.

Bob French of French, West, Brown, Huntley & Thompson, PC attended.

Also present were Dan Ulmer and Lanelle Barnett of Basic Property Management, Inc. and Gary Green of the Red, White, & Blue Fire Department.

Dan Ulmer reported that the meeting notices were sent out according to the bylaws and that there was a quorum.

2003 Annual Meeting Minutes – It was moved, seconded and passed unanimously to approve the minutes of the 2003 Annual Meeting.

Financial Report – As of June 30, 2004, the Association had cash in the bank of \$2,474.97, dues receivable of \$233.00, prepaid dues assessments of \$2,689.00, and accounts payable of \$2,572.14.

The Association has a Year-To-Date Net Profit of \$297.06, which is very close to budget. However, the landscaping maintenance invoices have not been received. Legal costs are substantially over budget. After much discussion, it was moved, seconded and passed to increase dues by 10% for the second half of 2004.

Management Company Report – Dan Ulmer of Basic Property Management, Inc. reported the following:

- The dumpster hardware has been installed.
- The dumpster enclosure has been re-stained.
- The lawn has been fertilized and weeds killed.
- Sprinklers are up and running.
- Driveways have been swept.
- One car was towed last winter.

Election - Pat Somers volunteered to serve on the Board of Directors. It was moved, seconded and passed unanimously that Pat Somers be elected to the Board of Directors.

Old Business:

Dumpster – Thanks to Dan Ulmer and his hard work, the dumpster enclosure is complete. Thanks to Don Homes for funding the improvements to the dumpster enclosure. Any future costs will be paid for by the Association.

Landscaping – The grass looks great. The flower beds are the responsibility of the individual owners, and they all look good.

New Business:

Hot Tubs – Two owners were interested in installing hot tubs but both agreed that if the other owners were opposed, they would not pursue it. A poll was taken of the owners and six owners were against it. No official action was taken.

Foundation on Hirsch's Lot – A discussion was held regarding the concrete foundation and the potential hazard it poses. There was a lengthy discussion about the danger in leaving the foundation exposed. There has been at least one incidence where a person fell into the foundation and was injured. The Association is concerned about possible future risk. Chief Green of the Red, White, and Blue Fire Department expressed concern about the hazard that the foundation has created. The Owners requested Dan Ulmer of Basic Property Management, Inc. to contact the Town of Breckenridge Building Department and request that the lot be cleaned up and made safe. The homeowners are very concerned about the length of time the foundation has been there with no additional building taking place.

Quit Claim Deed – Bob French reported that he has been unsuccessful in getting the developer to sign the quit claim deed to turn over the property to the Association. This should have been done in 1998 or so.

Fire Department Property – Gary Green, Fire Chief of the Red, White, & Blue Fire Department was in attendance to request help with restoring their property. When the developer was in the construction phase, he used the fire department's property to stage the construction with the agreement that he would restore their property when the construction was finished. However, nothing has been done to restore it. Jonathan Heroux, Steve Stimson, Karolen Fahrni, and Robert Wahl agreed to form a committee to help the fire department with the restoration of their property.

Next Meeting Date – The next annual homeowners' meeting will be held Saturday, July 2, 2005 at 5:00 p.m.

It was moved, seconded, and passed unanimously to adjourn the meeting at 5:40.