

**BRITTANY PLACE OF BRECKENRIDGE HOMEOWNERS ASSOCIATION, INC.  
ANNUAL HOMEOWNERS MEETING  
DECEMBER 1, 2007**

The meeting was called to order by President, Jonathan Heroux at 9:15 a.m.

Owners present were:  
Jonathan Heroux  
Don Holmes

Four owners were represented by proxy.

Also present were Dan Ulmer and Lanelle Barnett of Basic Property Management, Inc.

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

2006 Annual Meeting Minutes – It was moved, seconded and passed unanimously to approve the minutes of the 2006 Annual Meeting.

Financial Report – As of November 30, 2007, the Association had cash in the bank of \$4,266.41, dues receivable of \$653, and dues paid in advance of \$878.00. The Association has a Year-To-Date Net Profit of \$6,954.28. This is a variance from the budget of \$4,100.28. We expect to end the year within \$1,500.00 of budget. It was moved, seconded, and passed to approved the Financial Report and transfer any overage to reserve funds.

Budget was discussed. Several changes were made to expense items. Some changes were made to the allocation of units. Patch was changed from a loft to a single-family. Holmes added a loft. The 2008 proposed budget was approved unanimously after changes.

Grounds maintenance – fire department. We would like to have their yard nicer. It has a sprinkler system. We will have our landscape company aerate, reseed, fertilize this area. Dan will talk to the fire department and coordinate the watering.

Add some drip to Jan's area.

Unkept garden – Wahl has garden. Lives in Hawaii and doesn't take care of it. Write him a letter – will have it taken care of and bill him for it. He rents short term.

Additional Rental Units – Blake wants to place a restriction on rentals as homes sell. Lengthy discussion. Not something the homeowners want to do now. Suggest to Ernie that he make a presentation at the next meeting. Hope that allowing the HOA to maintain the garden for Wahl.

Dumpster – Paint the door. Add a lock. Code = 1234.

Area to south of dumpster – who owns this? Mostly snow storage area. Have plow guys push snow there.

Property to the south of Brittany Place. DH brought us up to date on what is happening with this property. Guy to south is proposing a high-density complex. Zoned residential in back on commercial in back. Planning committee in Breckenridge has turned down so far for all proposals. Don complained that he is violating – using as a commercial storage in the back. Vehicles and construction equipment being stored there. Have President of Brittany Place draft letter to planning department – concerned about property. BP is a high end subdivision. Jonathan and Don will work on this.

Board of Directors – Pat Somers's term is up. Patricia Moye was elected to replace Pat. The other Board members are Jonathan Heroux (expires in 2008) and Jan Carrier (expires in 2009). Jonathan will serve as President, Jan Carrier as Vice President, and Patty Moye as Secretary/Treasurer until the next annual meeting.

The date of the next annual meeting will be determined at a later date.

The meeting was adjourned at 10:35 p.m.