

BRITTANY PLACE OF BRECKENRIDGE ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
NOVEMBER 6, 2010

I. Call to Order and Roll Call

The meeting was called to order by Jonathan Heroux at 1:00 p.m. on Saturday, November 6, 2010.

Board Members Present Were:

Jonathan Heroux, H1/H4G, President                      Jan Carrier, I1/I3G, Vice President

Owners Present Were:

Brad Blacketer, B/I2G                                      Ernie Blake, C/C1/K3  
Ben and Sharon Kassanoff, G                              Nicholas Lombardo, A/A1  
Craig Winterhoff, H2/H3G, proxy for Patricia Moye

With seven units represented in person and one proxy received a quorum was reached.

Representing Basic Property Management were Gary Nichols and Candy Ramage. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

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 November 7, 2009 Annual Meeting as presented. The motion was seconded and carried.

IV. Financial Report

Candy Ramage reported that as of September 30, 2010 the Association was in excellent shape. The Association ended 2009 with a \$118 deficit. There are no owner delinquencies. All accounts were under budget except Water (\$125 over) and Trash Removal (\$60 over). Operating income was \$2,800 favorable to budget. The Special Assessment brought in \$2,800 so overall the Association was \$5,600 favorable to budget.

Candy said she would not recommend any changes to the 2011 Budget. Any year-end surplus can be applied toward next year's landscaping projects.

Gary Nicholds noted he was still working with the Fire Department on reimbursement for a couple thousand dollars for landscaping along the property line.

An owner asked about the scope of landscaping maintenance. She commented that she always had to spray and pull weeds herself. Gary said the Association had not been paying for weed removal. The Association historically has only paid for mowing and irrigation. There was discussion about adding sod.

There was discussion about the sideway from the alley to the street. The original builder had considered putting some type of iron entry arch on the alley end to deter use by non-owners. An owner commented that the main issue was illegally parked vehicles.

A motion was made to approve the 2011 Budget as presented and to transfer any year-end surplus to the appropriate fund to avoid any tax liability. The motion was seconded and carried.

V. Property Management Report

A. *Management Update*

1. No Parking signs were installed.
2. There was a leak in Dr. Wahl's basement. A claim was submitted to the insurance company but it was denied. There have not been any problems since.
3. Trash pickup from the Lombardo construction project is ongoing.
4. The dumpster in the garage is not locked and there has been some unauthorized use. During Christmas week some properties request a second dumpster or an extra pickup. The owners indicated their preference for extra pickups. The cost is approximately \$50 per pickup.

VI. New Business

A. *Fence*

An owner wants to extend a section of the fence along Main Street. The request includes fence from the garage, connecting two properties and gates at the sidewalk. An owner was concerned about snow removal and snow potentially impeding the gate function. It was noted that a snowmelt system under cobbles would eliminate this issue. It was agreed that as long as the gate could be opened during the winter to access the fuse box, it would be acceptable. A suggestion was made to elevate the fence slightly to facilitate shoveling. The owner was authorized to build the fence.

B. *Parking*

An owner said that she did not have a garage so she needed access to her two parking spaces. There has been discussion in the past about issuing parking permits for owners so illegally parked cars can be towed. Gary Nicholds said he could create laminated passes for owners and guests. An owner volunteered to create and laminate numbered passes. Gary was asked to research towing regulations and towing companies. An owner commented that in Vail, many properties have posts with locked chains across their parking spots. Gary was

asked to get a bid for posts and chains for possible implementation in the spring. He will also get some yellow stickers for car windows.

*C. Foot Traffic*

An owner said it might be nice to put gates on the front and back of the property. Ernie Blake said the path was a right of way for public access so the Association would not be allowed to put up gates.

*D. Crime*

An owner asked if there was an issue with crime in the area. Ernie Blake said there was some crime in the town. Several owners commented that there had been unauthorized use of their hot tubs. There have also been tires slashed in some of the alleys.

*E. Electrical Boxes*

Ernie Blake said he owned one of the empty lots at the back of the property. He pays for the landscaping and maintenance but the Association pays for the water. The owners present agreed that the ownership benefited from the upkeep of the property and they did not think the arrangement needed to be changed.

VII. Election of Officers

Jonathan Heroux and Jan Carrier agreed to run again. Ernie Blake made a motion to elect the two candidates by acclamation. Brad Blacketor seconded and the motion carried.

Jonathan Heroux will serve as President and Jan Carrier will serve as Vice President for another year.

VIII. Set Next Meeting Date

The next Annual Meeting was scheduled for November 5, 2011 at 1:00 p.m.

IX. Adjournment

A motion was made to adjourn at 2:10 p.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_