

BRITTANY PLACE OF BRECKENRIDGE ASSOCIATION
ANNUAL HOMEOWNER MEETING
NOVEMBER 19, 2011

I. Call to Order and Roll Call

The meeting was called to order by Jonathan Heroux at 1:30 p.m. on Saturday, November 19, 2010.

Board Members Present Were:

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

Owners Present Were:

Brad Blacketor, B/I2G Ernie Blake, C/C1/K3 (via teleconf.)
Ben Kassanoff, G Nicholas & Beth Lombardo, A/A1
Patricia Moye, H2/H3G

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 on October 1, 2011 in accordance with the Bylaws.

III. Approve Previous Meeting Minutes

A motion was made to approve the minutes of the November 6, 2010 Annual Meeting as presented. The motion was seconded and carried.

IV. Financial Report

Jonathan Heroux asked for an explanation of the Finance Charges on the P&L. Candy Ramage said the Finance Charges were income for the Association for fees for late payments.

A motion was made to approve the 2012 Budget as presented. The motion was seconded and carried.

V. Old Business

A. *Landscaping Update*

Gary Nicholds said he was told that the Fire Department had agreed to some type of cost sharing arrangement for the landscaping that was done around the parking

lot at a cost of \$4,000 – 5,000. His contact at the Fire Department resigned before this issue was resolved. The new contact, Laurie Miller, has agreed to present the information to the Board if Gary can get something in writing from Dan Ulmer. She recommended trying to get this done in 2011 before funding is cut in 2012. Gary will research any reference to this issue in past meeting minutes.

VI. New Business

A. *Snow Plowing*

An owner commented that the plow contractor should be instructed to plow properly to provide adequate clearance between the houses and to provide enough parking space. Gary Nicholds said that area was all hand shoveled. There is an issue with ice accumulation from melting snow. An owner asked management to knock down the icicles regularly.

A motion was made to authorize Gary Nicholds to get bids to address the driveway drainage issue. The motion was seconded and carried. The expense will be paid out of the operating budget.

Gary will ask the plow contractor not to pile snow against the south sides of the garages.

B. *Bid Approvals*

Gary Nicholds was asked to email bids to the Board for approval between Annual Meetings.

C. *Landscaping*

An owner commented that the area between his house and the one next door was over watered during the summer. Gary Nicholds will address this with the landscaping contractor.

D. *Parking Chain and Post*

There was discussion at the last meeting about installing a post and chain to secure the parking area. Jonathan Heroux said the “No Parking” signs seemed to have alleviate the problem with unauthorized parking. He suggested going through another winter before taking any action.

E. *Owner Directory*

Ernie Blake said the owner directory had not been updated since 2009. All owners present indicated they were willing to share their contact information. Gary Nicholds will check with the other owners.

F. *Fire Department Lot*

The Fire Chief requested that Brittany Place renters not park in their lot.

VII. Election of Officers

Jonathan Heroux and Jan Carrier agreed to run again. A motion was made to re-elect the two candidates by acclamation. The motion was seconded and 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 Saturday, November 17, 2012.

IX. Adjournment

A motion was made to adjourn at 2:00 p.m. The motion was seconded carried.

Approved By: _____
Board Member Signature

Date: _____