

**Stonehaven at Breckenridge HOA  
Annual Meeting  
August 13, 2010  
Independence Ball Room at Main Street Station**

The meeting was called to order by Bob St. Pierre at 2:10pm. There were 13 owners present and 8 proxies. There were 21 owners present whether in person or by proxy establishing a quorum with 88% of the ownership.

Dave Hartman of WoodWinds confirmed that proper notice of the meeting was sent out to every owner at Stonehaven.

**Reading of the 2009 Minutes:**

Dean Volk made a motion to dispense with the reading of the minutes, Suzanne Fischer seconded, and the motion was approved unanimously. Motion was made to approve the 2009 meeting minutes. The minutes were unanimously approved.

**Introductions:**

Present at the meeting were: Bob St. Pierre, Dean Volk, Linda and Paul Schutt, Garth Stroble, Jim and Terry Contino, James Manwaring, Pete Marcelli, Mike and Sue Fischer, JD and Sue Schulec, Deborah Hruza, Marcus Smith, Stu and Tracy Van Anderson, and Karen Cook. Dave Hartman and Tania Robinson represented WoodWinds Property Management.

**New Owner**

Ken Motz is the new owner at 65 North Road. All past dues were collected in the transaction. There are no longer any partial ownerships in Stonehaven. The HOA declarations were revised last year to prevent any new such ownerships.

**Status of Irrigation System**

Original construction and repairs over the years had turned the irrigation system into a low pressure, low volume system. Woods Winds has been in the process of upgrading this irrigation system by adding 1 inch water lines off the main line, which will in turn provide plenty of water. The project is slated to go on for another year or so.

Karen Cook commented on a Rainbird computer that was installed on her house while she was away. While Karen understood this to be necessary for the irrigation system, she would have liked to have been notified and would appreciate prior notification in the future.

There was some concern as to exactly where the irrigation project stands. JD Shulec pointed out the lack of water at the south end of the complex. Dave Hartman explained that the irrigation project had gone a good deal over budget and the project needed to be reined in until the board could reevaluate with management.

There was concern over where the HOA is headed with the range of the irrigation system. Garth Stroble pointed out that about 20% of the current system irrigates private land. Paul Schutte explained that a couple of years ago, the HOA agreed to water private trees, but not private flower gardens. Dean Volk made the point that the HOA needs to clarify the scope of the irrigation system along with the liability it would face if something were to go wrong. **Sue Fischer made a motion to organize a committee, who will report to the board next quarter, and clarify the scope of the irrigation system, particularly in regards to private versus common grounds. JD Shulec seconded and the motion passed unanimously.** The irrigation committee was formed. The committee was comprised of Jim Contino, Paul Schutte, Garth Stroble, and Dean Volk.

### **Snow Removal**

The roads suffered some damage due to the snow plowing this past winter season. The board spoke with the company that holds the contract and it was agreed that the plow trucks would use soft tires this year in order to cut down on the damage.

### **Entry Lights**

The HOA has added a lighted entry sign on the south side, while boulders have been added to the north side entrance. The town's "Dark Sky" ordinance should alleviate any worries about harsh lighting. All lighting will need to be aimed toward the ground in order to comply. Different sources for lighting are being looked into, including solar. The board will research all possibilities and act accordingly.

### **Stonehaven Website**

There was some concern over a lack of communication between the board and owners. While, the board is elected to take care of decisions for the HOA, the board agreed that they still appreciate owner input. One of the ways to communicate with the ownership would be through the website, yet the Stonehaven website, [www.stonehavenatbreckeneridge.com](http://www.stonehavenatbreckeneridge.com), has not been updated. **Karen Cook made a motion to appoint one board member to oversee the website. Sue Fischer seconded and the motion was approved unanimously.** The board will look into the domain host and make sure the fee of \$50 per month that the HOA is paying is acceptable for their services. The website is an excellent tool for information that has been underutilized and the board has agreed to change that.

### **Other**

Garth Stroble wanted to thank Linda Schutte for spearheading the landscaping this summer. There was a suggestion for owners to plant wildflower seed right before the first snowfall.

The culvert has been cleared twice this year by Wood Winds, but needs to be cleared again before winter.

### **Financial Review**

At the end of seven months of the fiscal year, the HOA has \$13,172.65 in the operating account and \$51,752.88 in the reserve account. The association is running at \$641.76 under budget for the year so far. The proposed budget was discussed. By the end of the year, it projected that the HOA will have run about \$12,000 over budget. Sue Fischer made a non-binding advisory motion to reduce the dues to \$600 per quarter for the next fiscal year. Pete Marcelli seconded. 16 voted for and 5 against. Paul Schutte pointed out that the board ratifies the budget later in the year when more exact totals are available for the 2010 fiscal year. The board will notify the ownership when these decisions are made.

### **Election of New Board Members:**

There are two board positions available this year. Bob St. Pierre is resigning due to his house being on the market and Jim Contino's term has expired. Dean Volk, Jim Contino, and Paige Beville were all nominated. **Paul Schutte motioned to give the longest term to the nominee with the most votes. The motion was passed unanimously.** After a secret ballot, Paige Beville and Jim Contino were voted onto the board. Jim Contino received the most votes, so his term will end in 2013, while Paige Beville will take over for Bob St. Pierre, whose term expires in 2011.

### **Open Forum**

JD Shulec gave a presentation on the Associations' need for curb appeal. He stressed the need for a new monument sign befitting a million dollar complex. There are currently seven homes for sale and the lack of curb appeal has negative impact on potential buyers.

There was a round of appreciation for Bob St. Pierre and his years of service to the Association.

The meeting adjourned at 4:12pm.

Respectfully Submitted,  
Tania Robinson  
WoodWinds Property Management  
Acting Secretary