

**STONEHAVEN AT BRECKENRIDGE ASSOCIATION
ANNUAL HOMEOWNER MEETING
AUGUST 8, 2014**

I. CALL MEETING TO ORDER

The Stonehaven at Breckenridge Association Annual Homeowner Meeting was called to order at 2:09 p.m. at the SOS Community Center in Frisco.

Board Members Present Were:

Stuart Walsworth, 14 South Road Garth Stroble, 30 North Road
Mark Miller, 63 South Road

Homeowners Present Were:

Nancy Gray, 25 South Road Bert & Karen Cook, 152 South Road
Patricia & Marcus Smith, 21 North Road Fran & Peter Taylor, 23 South Road
Peter Marcelli, 62 North Road Susan & Gary Sawkins, 25 North Road
Rae Anderson, 45 South Road Susan & Jay Werner, 28 North Road
Suzanne Lippitt, 26 North Road Paige Beville, 67 North Road
Mike & Debi Hruza, 61 North Road

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Margarita Sherman. Erika Krainz of Summit Management Resources was recording secretary.

II. DETERMINATION OF QUORUM

With properties represented in person and proxies received a quorum was confirmed.

Paige Beville resigned from the Board this year. She was thanked and recognized by the Board and members for her ten years of service on the Board.

III. APPROVE PREVIOUS MEETING MINUTES

A correction was noted to the beginning of the third paragraph on page 3.

Paige Beville made a motion to approve the July 19, 2013 Annual Meeting Minutes as amended. Peter Marcelli seconded and the motion carried.

IV. FINANCIAL REPORT

Margarita Sherman reviewed the Balance Sheet as of June 30, 2014.

1. Operating Fund – \$22,400
2. Reserve – \$57,028
3. Total Assets – \$74,024
4. Total Equity - \$67,495

Paige Beville made a motion to approve the Financial Report. Rae Anderson seconded and the motion carried.

V. MANAGEMENT COMPANY REPORT

Gary Nicholds said it was a challenging winter with the highest snowfall in 20 years. He thanked the owners for their understanding with the snow removal. He reminded owners to keep the dumpster door locked so the doors and hinges do not get damaged by the wind. A list of items that are still accepted for recycling was provided for the owners. Glass is no longer accepted in the co-mingled recycling stream. Owners were encouraged to recycle glass individually at the recycling centers. Rae Anderson suggested adding one more small recycling toter. Gary Nicholds will determine if there is enough space for another container and provide cost information for the Board. Gary asked owners to contact him if the dumpster is overflowing in between regularly scheduled pickups so he can arrange for extra service. Owners were also asked to record the license plates of cars that they suspect are using the dumpster illegally and to report incidents to management.

VI. NEW BUSINESS

A. *Mailboxes*

Rae Anderson said she would like to instigate mail delivery. The owners will have to purchase the boxes but the delivery will be free. A box with 12 slots would cost about \$100/person for the materials, plus installation. The Board will send the information to the owners for a vote. Garth Stroble noted that if the community switches to a cluster box, the free small boxes at the Breckenridge Post Office will no longer be offered for any of the Association members.

B. *“Do’s and Don’t’s”*

The list of Association “Do’s and Don’t’s” will be sent to all owners. Renters need to be informed that they will be fined for any violations of the rules.

C. *Parking*

Cars can be parked in the driveway, garage or in the golf course parking lot for overflow. Parking is not permitted on the roads. Renters must be made aware of the parking regulations.

D. *Landscaping*

The landscapers had planned to start work last week but they were delayed by heavy rains. Gary Nicholds thought they would be finished today and the Board will meet with them next week to review the work. Some of the areas look a little patchy and need more work. More color was added by the property sign. Tim Glasgow will be on site on Monday. The assessment for \$367 will be sent to all owners within the next month. As far as Gary knows, they project is still on budget. The ballot on the landscaping was sent to all owners by email and regular mail. An owner asked if the wild area by the entry sign would be improved. This question should be asked of the

landscaping contractor. The irrigation system does not have a rain sensor but it can be turned off manually.

VII. BOARD OF DIRECTORS ELECTION

There were three open Board seats: Dean Volk, Mark Miller and Paige Beville. Mark Miller was running again. Other candidates were Rae Anderson and Gary Sawkins. There were no other nominations from the floor.

Fran Taylor made a motion to elect the Mark Miller, Rae Anderson and Gary Sawkins by acclamation. Bert Cook seconded and the motion carried.

VIII. SET NEXT MEETING DATE

The next Annual Meeting will be held on Friday, July 31, 2015 at 2:00 p.m., location to be determined.

IX. ADJOURNMENT

Suzanne Lippitt made a motion to adjourn at 3:23 p.m. Rae Anderson seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____