

**STONEHAVEN AT BRECKENRIDGEASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 27, 2018**

**I. CALL MEETING TO ORDER**

The Stonehaven at Breckenridge Association Board of Directors Meeting was called to order at 11:00 a.m. via teleconference.

Board Members Participating Were:

Stuart Walsworth

Rae Anderson

Gary Gallagher

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

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Gary Nicholds will follow up with Patti Vande Zande about reallocating the recycling money to landscaping.

A motion was made to approve March 29, 2017 Board Meeting minutes as presented. Rae Anderson seconded and the motion carried.

**III. FINANCIAL REPORT**

*A. 2017 Year-to-Date Financial Report as of 3/31/18*

Gary Nicholds reviewed the Balance Sheet:

1. Total Checking/Savings - \$22,217
2. Reserve - \$68,799
3. Total Cash - \$91,016
4. A/R - (\$1,200) credit for prepaid dues

Gary Nicholds reviewed the Profit & Loss:

1. Net Ordinary Income - \$1,300 actual vs. \$262 budget.
2. Net Other Income (Reserve) - \$800, which was on budget.
3. Net Income – \$2,099 actual vs. \$1,062 budget.

There were no owner delinquencies.

Rae Anderson motioned to accept the Financial Report. Gary Gallagher seconded and the motion carried.

**IV. PROPERTY MANAGEMENT REPORT**

*A. Crack Sealing*

Two bids were received: Jet Black - \$1,250 and Performance Services - \$1,837. Gary Nicholds recommended doing this project this year.

Stuart Wadsworth motioned to approve the Jet Black bid. Gary Gallagher seconded and the motion carried.

*B. Landscaping*

Gary Nicholds said the Neils Lunceford proposal was previously approved. Gary Gallagher has suggested moving the raking from the spring to the fall. Neils Lunceford proposed raking the leaves in the spring and fall this year because there have been issues with aphids and another type of Aspen blight. The leaves contaminate the soil and infect the trees. The estimated time and materials cost is \$450 for the fall raking and it would eliminate the need to rake next spring.

The Board supported raking twice this year and then switching to a fall cycle. Gary Nicholds will ask Neils Lunceford if the raking includes cleaning out the flower beds.

Rae Anderson suggested using some funds to improve the landscaping at the entrance. Gary Nicholds will talk to Patti Vande Zande about the available funds after she returns next week.

*C. Set Annual Meeting Date*

The Annual Meeting was set for August 31, 2018 at 3:30 p.m. Rae Anderson said the next Board Meeting should be earlier in the year. The Board will schedule a property tour in the fall before the Annual Meeting.

**V. OLD BUSINESS**

Rae Anderson commented that have not been any recent parking problems.

**VI. NEW BUSINESS**

The New Business agenda items were discussed during the Property Management Report.

Rae Anderson commented that the golf course has installed a new drain behind Gary Gallagher's house and there is a significant amount of water flowing across his property. Gary Nicholds will follow up with the golf course management.

**VII. ADJOURNMENT**

Gary Gallagher motioned to adjourn 11:32 a.m.

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

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

**STONEHAVEN AT BRECKENRIDGEASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 31, 2018**

**I. CALL MEETING TO ORDER**

The Stonehaven at Breckenridge Association Board of Directors Meeting was called to order at 5:05 p.m. at the Frisco Senior Center.

**II. INTRODUCTIONS**

Board Members Present Were:

Stuart Walsworth, President (joined at 3:46 p.m.)      Gary Sawkins, Vice President  
Gary Gallagher, Member    Rae Anderson, Member

Representing Basic Property Management were Gary Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources was recording secretary.

**III. 2019 BUDGET**

Gary Sawkins requested that the \$1,500 expense for crack sealing be removed from the 2019 Budget. The revised budget will be sent to the Board for review.

**IV. ELECTION OF OFFICERS**

Gary Gallagher motioned to elect Gary Sawkins as President, Rae Anderson as Vice President, Gary Gallagher as Treasurer and Stuart Wadsworth as Secretary. The motion was seconded and carried.

**V. ADJOURNMENT**

The meeting was adjourned at 5:11 p.m.

Approved By:   
Board Member Signature

Date: 