

**STONEHAVEN AT BRECKENRIDGE ASSOCIATION
BOARD OF DIRECTORS MEETING
June 15, 2021**

I. CALL TO ORDER

The Stonehaven at Breckenridge Association Board of Directors Meeting was called to order by Gary Sawkins at 4:16 p.m. at Rae Anderson's home and via videoconference.

Board Members Participating Were:

Gary Sawkins, President
Mike Hruza
Pat Loftus

Rae Anderson, Vice President
James Moody

Owners participating were Earl Santee, Sabine Wede, Susan Werner, Elaine Gort, David Nicoli, Al Schriver and Aaron Duke

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

II. APPROVAL OF MINUTES FROM LAST MEETING

Motion: Gary Sawkins moved to approve the May 21, 2020 Board Meeting minutes as presented. Rae Anderson seconded and the motion carried.

III. ARCHITECTURAL CONTROL COMMITTEE– EARL SANTEE DECK EXTENSION

The ACC reviewed the original application submitted by Earl Santee and it was denied. Mike Hruza commented that the ACC did not have much guidance. The deck was originally built outside of the lot lines. The plans in the first application also went over the lot line and into Association common area. The ACC felt the full Board should review the situation and provide a uniform standard. Gary Sawkins recommended that decisions be made on a case by case basis since there is considerable variation among the properties. Earl Santee noted there are some other properties with homes and decks that extend over lot lines that were approved. His deck is failing and needs to be replaced. The Board agreed to discuss this matter further in Executive Session at the end of the meeting.

IV. FINANCIAL REPORT

A. Balance Sheet and Profit & Loss as of May 31, 2021

1. Operating Cash - \$68,172
2. Reserve Cash - \$18,943
3. Total Cash - \$87,115
4. Income – (\$14,948) net loss, which was \$934 unfavorable to budget. Snow Removal was \$200 favorable to budget and Landscaping was unfavorable to budget.
5. Reserves – \$1,679 favorable to budget.
6. Total Net Income – (\$13,269) net loss, which was \$855 favorable to budget.

Motion: Rae Anderson moved to accept the financial report as presented. Mike Hruza seconded and the motion carried.

V. MANAGEMENT COMPANY REPORT

A. *Irrigation*

Neils Lunceford activated the irrigation last week.

B. *Culvert Ditch*

The culverts were cleaned out last year. Roto Rooter provided a bid of \$4,000 and Two Speeds Excavation provided an estimate of \$1,500 to clear the debris and haul it away.

Motion: Gary Sawkins moved to have the culvert ditch dug out and shaped at a cost not to exceed \$2,500. Rae Anderson seconded and the motion carried.

C. *Trash*

There are ongoing problems with trash not being put in the dumpster and boxes not being broken down.

VI. OLD BUSINESS

A. *Sprinklers*

Many of the pencil sprinklers are broken. The Association spends about \$1,000/year on average to maintain the sprinklers. Gary Sawkins noted that the sprinklers could continue to be repaired for 50 years before approaching the cost of a new system. Owners can add an extra weekly watering cycle if needed.

Motion: Gary Sawkins moved to maintain the irrigation system as is. Mike Hruza seconded and the motion carried.

VII. NEW BUSINESS

A. *Landscaping Requests*

Elaine Gort requested \$2,000 for landscaping Association property. About \$1,000 was spent last year. Some areas need topsoil and mulch. There was discussion about the delineation between Association and private property. David Nicoli said the entryway and main road are the most important areas. Owners should be responsible for their own property.

Motion: Mike Hruza moved to approve the \$2,000 landscaping budget. Rae Anderson seconded and the motion carried.

B. *Landscaping Design Between the Clubhouse and Unit 64*

Sabine Wede was supposed to obtain an estimate from Neils Lunceford to landscape the mound by her house including topsoil and matting. The Board will discuss this matter in Executive Session.

VIII. EXECUTIVE SESSION

The Board convened Executive Session at 5:25 p.m. to discuss the deck extension and landscaping issues and resumed Regular Session at 6:00 p.m.

Motion: Gary Sawkins moved to allow Earl Santini to add the 6' linear corner per the diagram provided. If this addition is in violation of an easement, the owner will be responsible for removing it. James Moody seconded and the motion carried.

Action Item: The Board will request information from Paige Beville regarding the berm by Unit 64, discuss the findings by email and follow up with Sabrina Wede.

IX. SET NEXT MEETING DATE

The Annual Meeting was scheduled for Thursday, September 2, 2021 at 3:00 p.m.

X. ADJOURNMENT

Motion: Gary Sawkins moved to adjourn at 6:01 p.m.

Approved By: _____ Date: _____
Board Member Signature

**STONEHAVEN AT BRECKENRIDGEASSOCIATION
ANNUAL HOMEOWNER MEETING
September 2, 2021**

I. CALL TO ORDER

The Stonehaven at Breckenridge Association Annual Homeowner Meeting was called to order at 3:02 p.m. via videoconference.

II. INTRODUCTIONS

Board Members Participating Were:

Gary Sawkins, President

Jay Moody, Director

Pat Loftus, Director (joined at 3:19 p.m.)

Rae Anderson, Vice President

Mike Hruza, Director

Homeowners Participating Were:

David Nicoli

Jay Warner

Debby Hruza

Patti Smith

Elaine Gort & Allen Shriver

Marc Lippitt

Josh Shriver

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

III. QUORUM CONFIRMATION

With properties represented in person and two proxies received a quorum of over 25% was confirmed.

IV. APPROVE MINUTES FROM 2020 MEETING

Motion: Jay Moody moved to approve the September 11, 2020 Annual Meeting Minutes as presented. Rae Anderson seconded and the motion carried.

V. RATIFICATION OF BUDGET

Gary Sawkins summarized that \$10,000 was approved for landscaping improvements and \$946 was spent. There was also \$3,000 approved for the trench improvements, which has not yet been completed. He questioned the Reserve line item of \$12,771 for cobblestone repair and recommended removal of that expense from the Reserve Budget.

Motion: Rae Anderson moved to accept the 2022 Budget with the \$12,771 Reserve expense for cobblestone repair removed. Jay Moody seconded and the motion carried.

VI. PRESIDENT'S REPORT

Gary Sawkins reported that the property is in great shape and there have not been any major issues over the past year. The property values continue to climb. One home sold for \$1.445 million.

Neils Lunceford worked on the irrigation system last year. They replaced non-functioning heads and repaired breaks in the line. The Board discussed replacement of the entire irrigation system but decided against it due to the \$50,000 cost. It was noted that there are some exposed irrigation lines that Neils Lunceford should be asked to bury so they do not get damaged during mowing.

The Board approved an expense not to exceed \$3,000 to improve the drainage from the culverts. This work is in process and should be completed this year. There were no other Reserve expenses in 2021 and none are budgeted in 2022 or 2023. In 2024, asphalt overlay is scheduled, which may not be necessary. There are some areas with alligator cracks that will be addressed and one area of concrete is spalling.

VII. MANAGEMENT COMPANY REPORT

Eric Nicholds reported the following:

1. Neils Lunceford will blow out and shut down the irrigation system on September 28th.
2. Two Speeds Excavation will be doing the trench work and has indicated it will be done before winter.
3. Jersey Puck will be doing the plowing this winter. There was a rate increase.

VIII. OLD BUSINESS

A. Houses to be Stained

Rae Anderson confirmed that two houses have been stained.

IX. NEW BUSINESS

A. Good Neighbor Rules

Rae Anderson reviewed the rules from The Highlands. The Stonehaven fines are \$25 - \$50. The Highlands fines are \$250 - \$500. The Board may want to consider increasing the fines.

B. Short Term Rentals

The Town will be voting on limiting the number of short-term rental licenses that are issued. If the measure passes, the restriction will take effect November 2, 2021. Pat Loftus volunteered to head up a task force to review the new rules.

There was general discussion about limiting or banning short term rentals at Stonehaven. Gary Nicholds said other Associations have successfully restricted short term rentals but it required a Declarations amendment.

C. *Painting Colors*

Rae Anderson suggested updating the permitted colors for the railings to include black.

D. *Holiday Decorations*

The Board has approved a \$500 budget for decorating the entrance signs with wreaths.

X. ELECTION OF BOARD MEMBERS

The term of Pat Loftus expired and he was willing to run for re-election. There were no other nominations from the floor.

Motion: Gary Sawkins moved to elect Pat Loftus by acclamation. Rae Anderson seconded and the motion carried

XI. SCHEDULE NEXT ANNUAL MEETING

The next Annual Meeting was tentatively set for Thursday, September 1, 2022.

XII. ADJOURNMENT

Motion: Pat Loftus moved to adjourn at 3:41 p.m.

Approved By: _____ Date: _____
Board Member Signature