

**STONEHAVEN AT BRECKENRIDGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 23, 2022**

**I. CALL TO ORDER**

The Stonehaven at Breckenridge Association Board of Directors Meeting was called to order by Gary Sawkins at 3:00 p.m. at Gary Sawkin's home and via videoconference\*.

Board Members Participating Were:

Gary Sawkins, President  
Mike Hruza

Rae Anderson, Vice President  
Pat Loftus\*

Owners participating\* were Al Schriver, Ken & Leslie Tobin, Aaron Duke and Michael Kieffer

Representing Basic Property Management was Gary Nicholds. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**II. BUSINESS**

*A. Homes Needing to be Painted*

Rae Anderson and Elaine Gort walked the property. They noted that 23 South needed some touch up but not full repainting. The owner of 63 will be painting this summer.

*B. Flowers*

Elaine Gort has agreed to plant flowers again. She has spent \$120 thus far.

*C. Trash*

Overflowing trash is an ongoing issue during the winter. There was a suggestion to put a punch code lock on the door. Rae Anderson said a contributor to the problem is an owner who receives packages daily and does not break down or recycle the boxes. Gary Nicholds asked Board members to take photos of vehicles and license plates of construction workers who dump their debris and to send him the information so he can follow up.

**Action Item:** Gary Nicholds will purchase a motion activated security camera to mount on the outside of the shed.

**Action Item:** Gary Nicholds will have a sign made "No Contractor Dumping".

**Action Item:** Gary Nicholds will draft a reminder to all owners for Board review about recycling with directions to the recycling center and a warning that boxes that are not broken down will be returned to the owner and there will be a \$75 fee.

There is \$21,133 budgeted this year in Reserves for dumpster enclosure repairs. The left front door has a chip at the bottom.

**Action Item:** Rae Anderson will touch up the chipped area.

*D. Drainage Ditch*

Gary Sawkins said the ditch is draining properly. He suggested adding a culvert and covering it with dirt or rocks along the edge.

**Action Item:** Gary Nicholds will install some metal poles with reflectors in the fall.

**Action Item:** Gary Nicholds will ask Eric Nicholds to contact Gary Sawkins to discuss options.

*E. Roads*

Gary Sawkins walked the roads and the condition has not changed significantly from last summer. There is one section of concrete by 61 North that could use resurfacing. Rae Anderson said there was a large crack in the asphalt by her house.

**Action Item:** Gary Nicholds will ask Eric Nicholds to contact Gary Sawkins to discuss options.

*F. Solar Panels*

It might be possible to get bulk pricing if multiple owners are interested in solar panel installation.

**Action Item:** Gary Nicholds will obtain recommendations for reputable solar panel installers.

*G. Short Term Rentals*

There are currently four or five owners who have short term rental licenses and no new licenses are being issued.

*H. Fence*

The fence between the golf course and Stonehaven is leaning.

**Action Item:** Gary Nicholds will take a picture and contact the golf course about repairing it.

*I. External Modifications*

Michael Kieffer said he would like to expand their deck, add a hot tub and install a mini split air conditioner. He asked about the process for approval. Gary Sawkins said there is an application on the website that needs to be completed and submitted to the Board for review.

**III. SET NEXT MEETING DATE**

The next Board Meeting was scheduled for Thursday, July 28, 2022 at 3:30 p.m.

**IV. ADJOURNMENT**

**Motion:** Gary Sawkins moved to adjourn at 3:48 p.m.

Approved By: \_\_\_\_\_

Board Member Signature

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

**STONEHAVEN AT BRECKENRIDGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 28, 2022**

**I. CALL TO ORDER**

The Stonehaven at Breckenridge Association Board of Directors Meeting was called to order by Gary Sawkins at 3:30 p.m. at Gary Sawkin's home and via videoconference\*.

Board Members Participating Were:

Gary Sawkins, President, 25 North Road  
Rae Anderson, Vice President, 45 South Road\*  
Mike Hruza, Director, 61 North Road  
Jay Moody, Director, 30 North Road (joined at 3:22 p.m.)\*

Owners present were Ken & Leslie Tobin (67 North Road) and Debby Hruza (61 North Road).

Representing Basic Property Management was Eric Nicholds. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Rae Anderson noted that Earl Santi should be listed as an attendee and requested inclusion of the owner addresses

**Motion:** Mike Hruza moved to approve the June 23, 2022 Board Meeting minutes as amended. Rae Anderson seconded and the motion carried.

**III. REVIEW THE BUDGET**

Gary Sawkins reviewed the significant changes as compared to the prior year:

1. Snow Removal - \$20,000. The current year budget is \$19,600 and the year-to-date expense is \$11,750. Eric Nicholds noted that the contractor price is expected to increase due to the higher cost of diesel.
2. Operating - \$69,600 versus \$64,800 for the current year. This will increase dues \$50/owner/quarter.

The last dues increase was two years ago. The budget will be approved at the Annual Meeting.

**IV. OLD BUSINESS**

*A. Motion Activated Security Camera*

Gary Sawkins said a board is being replaced on the dumpster enclosure. Eric Nicholds provided a sample of a combination bolt lock. He suggested scheduling extra pick-ups during busy periods as an alternative to locking the enclosure, which could result in trash being left outside.

**Action Item:** Rae Anderson will obtain an estimate from a contractor to add a garage door to the enclosure.

**Action Item:** Eric Nicholds will request an estimate for additional pick-ups.

*B. "No Contractor Dumping" Sign*

The Board selected the yellow sign. It will be installed on the front door.

*C. Recycling Draft Reminder*

Rae Anderson received a proposal from another owner Jake Stone. He offered to take care of recycling for the entire property if owners leave it at the back of the dumpster enclosure. He would provide weekly service at a cost of \$40/month. Eric Nicholds commented that he would need to have insurance or sign a waiver. There was agreement not to accept the proposal due to liability concerns and to schedule extra pick-ups as needed.

*D. Roads*

Gary Sawkins and Eric Nicholds walked the roads. The asphalt condition was similar to last year. There is a full overlay scheduled in Reserves in 2024, which may not be necessary. Gary proposed cutting out sections with cracks that are 1" or larger in 2024 and infrared patching.

*E. Metal Poles with Reflectors*

This agenda item was not discussed.

*F. Drainage Ditch Options*

Gary Sawkins would like to improve the appearance of the entrance. He proposed installation of an 18" – 24" culvert covered with grass to improve the drainage and prevent erosion.

**Action Item:** Eric Nicholds will request a bid for installing a culvert.

*G. Recommendations for Solar Panel Installers*

Gary Sawkins suggested forming a committee at the Annual Meeting. Innovative Energy and High Country Energy are two local solar contractors.

**Action Item:** Rae Anderson will request a bid from Innovative Energy and ask for a bulk bid for multiple homes.

*H. Golf Course Fence*

Breckenridge agreed to repair the golf course fence but did not provide a timeline.

**V. NEW BUSINESS**

*A. Holiday Lights*

Gary Sawkins requested establishment of a budget to add white lights in trees by the Stonehaven sign and possibly at the entrance. They can be put on a timer. It was noted that the bulbs should be a soft white.

**Motion:** Jay Moody moved to approve the purchase and installation of holiday lights at a cost not to exceed \$500. Mike Hruza seconded and the motion carried.

**Action Item:** Eric Nicholds will obtain a bid for installing the lights.

**B. 19 South Road Railings**

Rae Anderson said the deck railings are painted blue, which is not an approved color. The Board agreed not to take any action since the painting was done several years ago. The color will not be approved by the Architectural Committee when the railings are repainted.

**C. Landscaping Lights**

Mike Hruza said the ground lighting that was installed by the developer is no longer working and he would like to remove them. They shine up, which is not dark sky compliant and are covered with snow in the winter.

**D. Landscaping 67 North Road**

Ken Tobin would like to improve the landscaping on the left side of his driveway. He was asked to submit a plan to the Architectural Committee. He would also like to install an elevated hot tub. Gary Sawkins said he will need to have a survey done because the abutting property belongs to the Town of Breckenridge and they would have to approve the installation if it is outside the envelope.

**VI. OPEN FORUM**

There was no additional discussion.

**VII. SET ANNUAL MEETING DATE**

The Annual Meeting date was not set.

**VIII. ADJOURNMENT**

**Motion:** A motion was made to adjourn at 4:43 p.m.

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