

Highland Greens Lodge Association
Annual Meeting Minutes
Saturday, Aug 10 2019, 9:00AM Mountain Time

Physical Location

Highland Greens Lodge Meeting Room
34 Highfield Trail, Breckenridge
CO, 80424

Call-In Information

Phone: 515-606-5191
Access Code: 746848

MINUTES

Call to order: 9:06am

Determination of Quorum

Board Members Present: Steve Piper, Gary Nadeau, Karla Randle, Jordan Flage

Wilderness Property Management Present: Noah Orth, Evert Sandoval

Owners teleconference: Beth Schwarting, Chris Blum, Joe Nelson

Owners in attendance: [Owners sign in sheet](#)

President Report

- Mr. Stephen Piper board president spoke in regards the past boards dissolution as well the future of a new board and how he would like to see the new board run. He stated the new board would be better representative of the ownership, positive, forward looking, proactive and decisive. He wanted items to be discussed and to have decisions made instead of just being discussed. He would like the new board to be proactive instead of reactive and he considers these statements a promise. Mr. Piper also spoke about the partnership between the board and Wilderness Property Management of the completion of many of the day to day operations and projects.

Approval of the [2018 Annual Meeting Minutes](#)

- A motion was made to approve the minutes as presented, seconded and unanimously approved

Management Report

- Noah spoke about the management services and as well about the spring, summer and upcoming fall checklists that were accomplished. He also spoke in regards to an option action list for the board and it to be viewed on the association website for owners viewing as well the completed parking tag project.
 - Owners were interested in having preventative maintenance done on their fireplaces (Noah will get pricing)
 - There was a concern for dryer vents need to be cleaned (Noah will get pricing)
 - The yellow barriers were falling apart and new bolts were needed (Noah will

- contact the company to get new hardware)
- Noah is looking into receiving an insurance break for the fire mitigation that was completed by Marilyn & Bob Grisham

Financials

- Mr. Piper spoke about the expenses for the year, noted that the lodges real large expense was the elevator work which \$13,000 was spent against a \$2,000 budget. They currently had \$63,000 in operating and \$132,000 in reserves. Profit year to date was \$5,500 at the end of June with 2 months remaining
- \$36,000 was out into reserves for the year and no reserves were spent for the year
- A recommended increase in the past dues to reserves were 20% which is considered a minimum which the lodge was below. Target funding is 70% to be met in 2029
- No dues increase for the year however was stated to expect some increases over the next few years

Owners Response:

- Is the reserve account at a level to meet future projects. Is there a goal. In 6 years the roof is scheduled to be replaced, Elevator has 11 years till needs replacement. Homeowners were told to please go to wildernesthoa.com to look at the MMC report.

Budget Ratification

- A motion was made to approve the budget as presented, seconded and unanimously approved

New Business

- Hot Tub Project
 - Mr. Piper spoke about the current status of the hot tub project and the owner survey results. He also spoke about the dissolution of the H.A.R.P. Committee as well as the results that the committee acquired along with the teaming up with WPM and receiving other bids.
 - Owner survey results for 1 hot tub with an assessment
 - Fiberglass hot tub sitting in a lowered vault to 18 inches with a sitting area on top to meet ADA Compliance.
 - Drawings have been approved of the architectural engineering design
 - Structural engineer has been approved and drawings will be created
 - Cost of new hot tub project to be estimated at \$250,000
- Owners Response
 - The survey did not include numbers as to cost for special assessment so maybe voting would have been different with a \$5,000 special assessment to each unit?
 - How do we move forward knowing that there could be a \$5,000 assessment to

each unit, is there any reserves that could be used for the project?

- If there is going to be an assessment as well dues increase ownership needs to be made well aware of
 - Owners thought that a hot tub was needed for the property value and supported the assessment
 - Owners wanted to be made aware of the scope of work and a price break down once the structural drawings were concluded
 - Owner asked if they should have a dues increase this year to help paying for the hot tub project. The board discussed a \$100/\$200 increase which only came to an assessment of \$4,000 a unit and group that was in the room came to a consensus that they would rather have no dues increase and a \$5,000 assessment for the project.
 - Should another survey go out once numbers are available. The board stated that a high estimated cost would be around \$250,000 and it was agreed that owners wanted at least one hot tub.
 - Owners personal thoughts were that the hot tub was an extra feature and was stated that the declarations states for the upkeep unless a majority votes by the ownership to remove the hot tub and not replaced.
 - Noah gave a brief summary of the current project in that have received several contractor numbers and will be still looking. The board approved and hired Colorado Pool and Designs to draw the structural designs. Once the designs are completed, the board will make a decision on which contractor they would like to go with.
- Xfinity Proposal
 - Owners were having issues with the current WiFi internet service, currently the Lodge is on a business account. Many owners are seeking the use of Wifi and extenders were installed however this did not work. A proposal was received from Comcast for a bulk package as the Lodge currently has Comcast as a cable provider. A survey would go out to the ownership with details and a vote.
 - Owners Response
 - Owners have used other companies with bad results and you could not beat the price of the offer provided but Xfinity
 - Some owners stated that they did not come up here to have fast internet/cable services as they were here to enjoy the beauty where others worked from their homes with connection issues
 - It was discussed that more information would be provided along with the survey for owners to help make their vote

Owner Concerns

- Hot tub (New Business Discussion)
- Solar lights on Lodge sign one was out
- Comcast - Survey on WiFi discussion pros and cons (New Business Discussion)

Election of Executive Board

- Gary - 20
- Jordan 14
- Anne 13
- Brett 13

2020 Annual Meeting Date:

- July 25th 9am

Adjournment:

- 11:37am

Post Annual Meeting Board of Directors Meeting**Call to order:**

- 11:40AM

Steve Piper - President

Gary Nadeau - Vice President

Anne Mead - Treasurer

Brett Muller - Secretary

Jordan Flage - At Large

Adjournment:

- Have we looked into other companies (Discussion was brought up about Resort Internets services not up to standards and that they could not compete with Xfinity
- 11:50pm

