

Minutes of the 2010 Annual Meeting
Braddock Hill Property Owners' Association
February 13, 2010

The 2010 Annual Meeting of the Braddock Hill Property Owners' Association was held on Saturday, February 13, 2010, at the Breckenridge Town Hall, 150 Ski Hill Road, Breckenridge, Colorado.

INTRODUCTION.

Mr. Jim Ross, President of the Braddock Hill POA, opened the meeting by welcoming those in attendance. Mr. Ross formally called the meeting to order in accordance with the Association's By-Laws, Section 4.01. The meeting convened at 8:30 a.m.

ATTENDANCE.

Those in attendance were board members Jim Ross, Alan Evans, Harvey Ferguson, and Scott Fischer. Also present were Gary West and Dave Leopold. Mr. Ross also welcomed Ms. Kiersten K. Stais of Hawks View Management Services to the meeting.

QUORUM.

Mr. Ross reported that a quorum had been established to conduct the meeting.

ELECTION OF BOARD MEMBERS.

Mr. Ross announced that he was stepping down from his board position and would not seek reelection to the Board. The Board thanked Jim for his seven years of dedication and service to the Board. Mr. Ross asked for nominations to serve on the Board of Directors. Mr. Evans nominated Mr. Gary West. The nomination was seconded and approved. VOTE: For the nominated board member the vote was unanimous in the affirmative.

The 2010 Board of Directors of the Braddock Hill POA and terms are as follows:

| | |
|-----------------|-------------|
| Scott Fischer | 2-year term |
| Alan Evans | 2-year term |
| Harvey Ferguson | 1-year term |
| Gary West | 3-year term |

ELECTION OF OFFICERS OF BOARD OF DIRECTORS.

The Board of Directors nominated as its officers Scott Fischer as President, Alan Evans as Vice President, Harvey Ferguson as Secretary/Treasurer, and Gary West as Director. These nominations were seconded and approved. VOTE: For the nominated positions the vote of the Board was unanimous in the affirmative.

BUSINESS.

The 2010 budget was review and approved.

The 2009 minutes were reviewed and approved.

Scott Fischer discussed the upcoming 2010 Pine Beetle Program. It was agreed to approve a one-year contract for spraying pine trees in the subdivision instead of a two-year contract. While unpredictable, some authorities suggest that 2010 will be the last year for spraying trees for mountain pine beetles. The contract for spraying will be given to Giving Tree Care, which will be contracted to spray up to 40 trees per property lot, at a rate of \$8.50 per tree. If property owners would like additional trees sprayed, it will be their responsibility to contact and make those arrangements directly with Giving Tree Care at (970) 566-4532 or a tree service of their choice.

A survey of dead and infested trees was conducted in the fall of 2009. This survey was mailed to all property owners, with a letter stating that all dead and infested trees must be removed. A copy of the survey can be found on the subdivision's website at www.highlandsatbreck.com, then click on POA documents; Braddock Hill; Pine Beetle Information.

Jim Ross reviewed the language in the Declarations that requires property owners to maintain their lots and remove dead and infested trees, shrubs, vines and plants. Also, owners are required to remove all trees infested with mountain pine beetles by June 1 of each year. The Board will consider using fines and fees as part of its enforcement remedies to safeguard the subdivision if property owners do not comply with the Associations rules.

Scott discussed the sales and design review information. As of December 31, 2009, twenty-three (23) properties in Braddock Hill have homes built on them, which leaves nine vacant lots. Braddock Hill is 72% built out. In 2009, one lot sold in Braddock Hill for \$340,000.

Jim Ross acknowledged that Braddock Hill had applied for and received a grant to replant trees in the subdivision as a result of pine beetle infestation and concerns about erosion. With the grant funding, the Board has purchased approximately 2,300 trees. These trees (Aspen, Colorado Blue Spruce, and Engelmann Spruce) were planted in the subdivision and along properties that follow Swan River and the Colorado Trail. A local Boy Scout Troop assisted with the planting. Jim Ross recognized Alan Evans and Scott Fischer for the many hours of hard work and labor they each devoted to the tree planting program. Scott's service was invaluable in obtaining the grant money and organizing the planting and the subsequent watering of these trees.

There being no further business, the meeting was adjourned at 9:00 a.m.

Respectfully submitted,

Braddock Hill Property Owners' Association



By: _____

Harvey Ferguson
Secretary