

Golf Course Property Owners' Association
Annual Meeting
February 13, 2010
10:00 a.m.

The meeting convened at 10:00 a.m.

Sam Eppstein called the meeting to order. Sam introduced the Board members, Janice Thomas, Tom Byledbal, Rick Herwehe and Geoff Gempeler. Greg Pohle and Valerie Tyler were not present.

Kiersten Stais from Hawks View Management was present.

There were 21 property owners present. Jim Bradley, Tom Briggs, Norm and Margie Brownstein, Gloria Byledbal, Nick Doran, Erika Figueroa, Madalyn Gempeler, Rich and Carolyn Miller, Jim Phillips, Gus and Jan Ritchey, Steve and Marge Rodemer, Jim and Rebecca Spearot, Mark Thomas, Ed and Patty Wahtera and Charles Weber.

Sam explained that his term and Greg Pohle's term on the board have expired. Sam introduced Tom Byledbal as the new President.

Tom Byledbal thanked Sam and Greg for their time spent on the board and all of their efforts.

Tom presented the 2010 budget. He noted that the dues for 2010 are \$600, which is a \$70 decrease from 2009. He pointed out that there is approximately \$5,000 extra budgeted in common area maintenance which will go toward grants in conjunction with the Town of Breckenridge. The 2010 budget was approved.

The 2009 minutes were approved as presented by Tom.

Janice Thomas gave a sales and design review update. As of December 31, 2009, there were two lots in design review, two homes under construction, and 172 homes have received their Certificate of Occupancy in this association. This association is 70% built out. In 2009, 19 homes sold at an average of \$1,417,105 and there were not any vacant lot sales.

Eppstein reviewed the 2010 Pine Beetle Program. The association has hired the same company to spray the trees which sprayed last year, Mountain High Tree and Landscape. The cost is \$8/tree. The association will spray up to 60 trees per property. If an owner would like additional trees sprayed, owners must contact Mountain High at 303-232-0666. Owners are required to have their dead and infested trees removed from their property, per the fall 2009 survey, by July 1, 2010. The trees which must be removed are marked with a spray painted white ring.

An owner asked if there could be a more aesthetic way of marking the trees such as a stapled brown tag. The Board agreed they would discuss this for next year.

Eppstein informed the owners that the Red White and Blue Fire District will be conducting a controlled burn sometime in March or April, depending on weather conditions.

Eppstein also explained that in 2009 there were about 20 owners in this association which received grant money for performing fire mitigation and defensible space actions on their property. If anyone would like to put together a group to apply for grant money, Eppstein is happy to assist them.

In other business, Byledbal mentioned that the Golf Course Clubhouse is offering a 20% discount on dinners for Highlands Owners. Just stop into the restaurant and let them know you live in The Highlands.

The Golf Course Association will be putting out a new directory in 2010, so please make sure that the association has your current information. You can email any changes to hawksview@colorado.net

Rick Herwehe was asked where Summit County is on the epidemic curve of Pine Beetle infestation. Rick said there is a decline in the increase of Pine Beetles, but it is a little too soon to tell if they have moved on.

A few owners asked why the streets aren't being plowed as well as they should be. If you have a concern with the plowing or timeliness of plowing, please contact the Town of Breckenridge Public Works at 970-453-3170.

There being no further business, the meeting adjourned at 11:15 p.m.

Approved by Rick Herwehe
Secretary