



**AGENDA**  
**ANNUAL MEETING OF THE MEMBERS OF**  
**THE VISTA POINT OWNERS' ASSOCIATION**

**DATE:** Friday, March 16, 2012  
**TIME:** 6:30 pm  
**PLACE:** Breckenridge Rec Center  
Multipurpose Room

1. Roll Call & Introduction: The meeting was called to order at 6:37 Pm.

The following members were in attendance:

Renate Fleisch – 200 Rachel Lane  
Sue Todd – 146 Rachel Lane  
Doug Adams – 52/216 Rachel Lane  
Jenny & Jamie Alford – 22 Sheppard Circle  
Rob & Gina Weeks – 157 Rachel Lane  
Jeffrey Bergeron – 105 Sheppard Circle  
Ken Sauerberg – 90 Sheppard Circle  
Mike Connelly – 193 Rachel Lane  
Kathy Chisholm – 151 Rachel Lane

Also in attendance:

Marilyn Beebe – Renting 158 Rachel Lane  
Jennifer McAtamney – Association Administrator

Proxy's were received from the following neighbors:

Sharon Sutton - 72 Rachel Lane  
Mark Burke – 224 Rachel Lane  
Will & Ali Gosnell – 96 Sheppard Circle  
Rayleen Barson – 84 Sheppard Circle  
Goeffrey & Dominique Feldman – 54 Sheppard Circle  
Jen Ladieu – 149 Rachel Lane  
Michael Zizmer – 202 Rachel Lane  
Rick Holman – 27 Sheppard Circle  
James Hathaway – 214 Rachel Lane  
Peter Joyce – 130 Rachel Lane



Larry Wisniewski – 176 Rachel Lane  
Jeff Grant – 160 Rachel Lane

2. Determination of quorum & statement of compliance of Notice of Meeting – 20% is quorum is 11 owners. Quorum has been achieved. Proper meeting notice was given.
3. Election of meeting Chairperson and Secretary – Ken will be running the meeting and the board has requested that Jennifer take the meeting minutes.
4. Previous Annual Meeting Minutes review and approval – available at: [www.vistapointhoa.com](http://www.vistapointhoa.com)  
A motion was made to accept the minutes.  
- M/S/P: Jeffery Bergeron/Kathy Chisholm - Unanimous
5. President's Report: Not a lot to say. All current news is that we have one home under construction on the vacant lot within the neighborhood. And one on the vacant lots on Reiling Road. One big project that Ken was involved with as a contractor for the Town of Breckenridge with the bond money that was held for WSG's obligation. There were some dead trees and miscuts but these have all been remedied and the town has now accepted the job. The irrigation company from last year had issues; they will not be coming back. The landscape committee has offered to help in the selection of a contractor. We are expecting to pay more for landscaping this year and the budget has been increased to reflect this expected increase. This put pressure on other items like extra snow removal but we look like we will stay in budget for this due to the low snow year. A question was asked: Q. Is there a warranty with the new trees that were put in last year? A. The warranty is with the Town of Breckenridge; this is typically for one year after it is installed. The Town will be the party to deal with any warranty issues. If there are questions or you notice issues please address them to the Town Engineering Department. Questions were also asked regarding the HOA reimbursing for the water bills – Q. why are we reimbursing them, are the overages assumed that it is only because of the common area irrigation. A. We are reimbursing neighbors where their personal irrigation system was tapped to water common areas. This occurs in a number of locations in the neighborhood. Once we discovered this we made an agreement with those homeowners to reimburse them for any water bills that go over the initial charge for water use. Since most homeowners do not exceed this



charge during the course of running a simple drip system along with their average water consumption this was determined to be a reasonable and fair way to address the situation. To accommodate this we set a budget for this year to account for those reimbursements. Another question was posed. Q. Are the trees that died last year part of that warranty? A. Those trees were replaced last year. New trees that died this year will be counted by the town and any warranty issues will be addressed per the agreement between the town and Native Landscaping. Q. What happened to the irrigation clocks? A. The clocks were all labeled and returned and to us. They were stored in Ken's garage.

6. Financial Report: The previous year financials were reviewed in detail. Q. Why is our management fee under budget. A. Jennifer did not bill that last month until 2012 to help with cash flow.

A motion was made to accept the 2011 financials

- M/S/P: Jeffrey Bergeron/Mike Connelly - Unanimous

7. Manager's Report: 2011 was a good year for the association. We have really reined in our expenses over the last few years and that is reflected in a healthy reserve for both common expenses and for the town homes. We work hard with the board to get multiple competitive bids for services and those efforts have paid off. We have held snow plowing at the same contract price for the past three seasons. Our snow shoveling contract has only increased by: \$65 since 2008. This was the first increase we have seen in the 4 years we have been working with them. Sue Todd commented that she did not have a good year with snow plowing. (Her markers were taken down and the mulch and dirt in her yard were pushed back.) Ken apologized for that issue and will be sure to speak to the contractor regarding it.

We had a rough start with our irrigation systems in the Spring of 2011 and since that time we have gone out and personally documented what systems were in place at each household. We will use this list as a check list for our next contractor and it also will help us in bidding out the landscape plan for this summer.

This winter we again selected the same contractors. Their prices remain competitive and lower than the competition and the board has felt very comfortable continuing this relationship to achieve the service levels that they have been delivering for the price paid. We also worked hard



with the town on a number of neighborhood tours to find a cooperative arrangement that work for all to handle snow storage. This is a particular challenge along the South end of Rachel Lane were we have inadequate snow storage, which is further hampered by all the wonderful landscaping. With our deceptive winter season we still had to do one major push back. We were just running out of room in those tight areas and needed to move some snow around. Again, we worked with the town to utilize nearby detention ponds and drainage areas to put our neighborhood's private snow in these public spaces. This results in a large savings for the neighborhood as the alternative is to haul it out of the neighborhood using a dump truck and dumping it at Alpine Rock north of Silverthorne. In the event we would need to do this, it would result in both additional hauling and dumping fees.

Finally one last note is that the Board has completed their review of the Design Review Guidelines and Standards. This document will help to guide neighbors through the process of making outdoor landscape and external modifications to their homes. It sets standards and also gives direction for receiving approval from the Board and how to work with the town on their permitting process. In addition, we have also included an extensive list of suggested plants, trees and shrubs which should work well in our environment. These documents will be placed on the website for download. This season we will use the document in its final draft form to test it out and following a season of use, we will look to formally adopt this as a neighborhood at our next Annual General Meeting.

8. Old Business

- Old business – Kathy wanted to say that Jennifer has done a great job over time. She has helped us get into a better financial position and she also follows through on all the board's directions and questions. This was not the Board's experience with previous management groups.
- Under Old business Sue asked if we had looked into reflective paint in our sign. We did but that was going to be costly so instead a neighbors donated a solar spot light which is now lighting the sign.

9. New Business

- 2012 Budget and Reserve Plan Discussion & Ratification
  - i. Posted on the website at [www.vistapointhoa.com](http://www.vistapointhoa.com)



Sue Todd asked Q. Why was the landscape budgeted so much higher. A. Because the bids we received last year for start up and winterization of irrigation were about 2x what we actually paid for the service in 2011. Since it is clear that the neighborhood would like to find a new contractor, the budget was adjusted to reflect the bids we have seen from other contractors for the same work.

Renate Fleisch: Q. Who maintains the path along the river. A. The path along the river is maintained by the Town Open Space and Trails group.

Rob Weeks: In the reserve budget – please change the line note on painting to say : Owner responsibility for decking

A motion was made to ratify the 2012 budget and reserve schedule.

M/S/P: Jeffrey Bergeron/Ken Sauerberg – Unanimous

- Neighborhood Clean up & Work Days
  - i. Dates for work days and garage sale
    - 1. Work Day is slated for June 16<sup>th</sup>
    - 2. Neighborhood Garage Sale is slated for July 14<sup>th</sup>
    - 3. Rob Weeks asked if we could do a neighborhood poop pick up day for dog owners? Yes we can. Let's do it. Rob will be happy to organize it. We should look at mid May.
- Corporate Standing & Division of Real Estate Registration are both are posted on the website.
- Election for vacant Board Positions:
  - i. Representative for Townhomes:
    - 1. Kathy nominated Rob Weeks for that position. With Rob running unopposed he wins that seat.
    - 2. Renate asked a question the about the composition of the Board and why we have three deed restricted homeowners on the board when there are only 18 homes with restrictions. A. The make-up of the Board was designed to ensure that each homeowner type occurring in the neighborhood had representation on the Board. Each type has different needs and to help the neighborhood stay aware and sensitive to those differing needs it was determined that that a Board made of up each type would





give better service to all. As such we have the following: 1 seat for a townhome owner since they have a different dues schedule and reserve schedule, a deed restricted single family home, a full time resident of a market home, a second homeowner and an at large seat. As a note, the at large seat is currently occupied by Jeffrey Bergeron and the type of his house was not a consideration for this seat; he won an open election.

3. Currently the seats are filled as follows:

- a. Townhome seat – Kathy Chisholm/Rob Weeks
- b. Deed Restricted Single Family – Mike Connelly
- c. Fulltime Resident of Market Home – Ken Sauerberg
- d. Second Homeowner of Market Home – Karen Adams
- e. Member at Large – Jeffrey Bergeron.

- Other New Business

- i. Q. Sue Todd wanted to find out why when she was renting their house for the 9 months prior to moving in and formal complaints were made regarding the number of people living in the home why was her rental a violation when there are many homes in the neighborhood that do short term rentals and advertise that their houses sleep more many people. When she inquired she was told that you could only have two people per bedroom that were unrelated. A. The difference here is that these were long term rentals. In the neighborhood rules it states: Unrelated People Inhabiting a Home – Should any long-term rental consist of two (2) months or more, whereby the Homeowner is not an occupant of the Home, there shall be a maximum of three (3) nonrelated persons per Home permitted without Board approval. Occupancies in excess of these limits are subject to prior approval of the Board of Directors. Jeffrey Bergeron also clarified that this was identified as an issue for long term rentals because of the impact they create because they do not go home after a weekend or even a week like most short terms rentals do. Gina Weeks also noted that it was a law. Doug Adams mentioned that he had been one of the neighbors who made a formal complaint after



finding out how many people were living there and seeing the issues first hand. This was especially a problem when they would hold large parties that would continue very late into the evening and early morning hours.

- ii. It was requested that the Landscaping committee get together in the next two weeks. Jen will send out a note to organize a meeting date.
  - iii. Doug Adams mentioned that while he has no objection to people parking in the street here or there that habitual and overnight use is an issue. This is especially a problem when people parking in their front yard. A. Call the police. The neighbors who have been doing this have been getting tickets.
8. Adjournment: A motion was made to adjourn.
- a. Jeffrey/Kathy – all in favor! 8:04 pm.

DRAFT