

April 8, 2011

Dear Vista Point Homeowners,

I want to thank everyone who was able to make it to our Annual General Meeting for the Vista Point Homeowners' Association on Saturday, April 2nd. I speak for the entire Board of Directors when I express our gratitude in having such a great turnout.

There were numerous issues and concerns addressed at the meeting. Some of those included:

- The current status of the tree and shrub planting project was addressed and overwhelming satisfaction for the positive results were expressed. There are more yet to be planted this Spring/Summer. An update on the irrigation system repairs and improvements for these new and the existing trees was also included, which addressed the need for some private home water and pressure assistance for the system to function properly. NOTE: The irrigation system is being reviewed, mapped and addressed with regards to the HOA paying for by only the timers and system maintenance as is appropriate to each individual home. Anything in excess of the initial timer will no longer be paid for by the HOA dues. In an effort at approaching the expense of turning on and off and maintaining the irrigation systems with parity; the amount paid the contractor for these services will be looked at closer and provisions made to treat the expense equally with all homeowners in the community. More information on this subject will be forthcoming.
- The financial report was given and after a few questions was adopted. Our fiscal health is excellent and as the questions that were expressed are answered some additional information may be posted on the Vista Point web site.
- All paperwork and fees have been filed and our corporate standing is in good order.
- An issue was mentioned about the fact that our HOA, which is a non-profit, has unnecessarily paid taxes. This is being addressed and will hopefully be remedied with a refund by the government.
- With extra effort on the part Jennifer McAtamney, all past due HOA dues for lots 1, 2, and 3 (across from the Little Red Schoolhouse) as well as the last two un-built lots on Rachel Lane and Sheppard Circle have been collected and put into the general fund.
- Our annual clean-up day, neighborhood work/beautification day and cooperative garage sale were also discussed. The clean-up day will coincide with the Town of Breckenridge clean-up day. Everyone needs to get out and pick up the winters accumulation of trash to help make our neighborhood beautiful. The work day has not been scheduled but is expected to be on a

Saturday in June. The garage sale day will coincide with the Wellington neighborhoods day since it worked so well last year. Everyone will be notified when that day is decided on.

- As it seems to be a perennial favorite...our community's ongoing issues with the accumulation of dog feces around our neighborhood: As the snow melts it is all the more evident that several dog owners are not picking up after their dogs or, the dogs are allowed to run free thus the owner is not even aware of the locations their dogs are leaving a mess. A conscious effort on everyone's part to report loose dogs or neighborhood offenders to the Town of Breckenridge Police Department is the preferred route at this time. We are also interested in the names of the offenders at this time and we will be looking to alert them of the issues we are seeing with our new poop bag care packages. In addition, be aware that many users of the path system are not necessarily residents of Vista Point per se, so increased diligence in reporting violations to the Breckenridge Police Department is always encouraged. Sam, our resident pet refuse collector, mentioned that some repairs and improvements will be happening this summer to the bag dispensers. He mentioned that one of the trash cans has been hit and damaged by it appears Town of Breckenridge (TOB) snow removal equipment. The TOB Public Works department has agreed to repair or replace it. Sam's efforts, as always, are greatly appreciated.
- It was discussed and agreed upon that the work/beautification day should include a larger budget amount to increase the overall impact of improvements by doing more landscape and general improvements around the neighborhood.
- The HOA's need to elect Board of Directors members based on the type of housing and ownership/representation was again questioned and discussed. For the most part attendees believed the current way of handling the diversity of the Board was being handled in an appropriate manner. Because of the questions addressing the legality of the informal Board decision to structure the board this way the matter will be reviewed with council and amended if necessary.
- Due to the need to elect three Board members the current voting method was used. Nominations were made by those in attendance and with the proxies available from some residents (we achieved a quorum) the election results are as follows:

Mike Connelly was elected into the Deed Restricted seat replacing Jeffery Bergeron...we welcome him aboard.

Ken Sauerberg was reelected into the Full Time resident seat

Jeffery Bergeron was reelected but into the Member at Large seat replacing Paul Mancuso

We express our heartfelt appreciation to Paul for his thoughtfulness and dedication to our community during the time he served on the Vista Point Homeowners Association Board of Directors.

- Our new Board member, Mike Connelly, also happens to be an attorney and has volunteered to review issues that the HOA needs to take to an attorney to potentially reduce that expense. A task that will be greatly appreciated.
- Term limits for the Board of Directors and the reason for the fouled up sequencing was asked about. The reasoning is basically due to poorly attended annual general meetings in the past and that it will correct itself with the next couple of elections.
- The neighborhood entrance sign and the difficulty in seeing it at night was discussed. We are restricted by the Town's 'Dark Sky' initiative from lighting it in any affordable way. So the idea of applying a more reflective paint to the lettering is being looked into.

We as the Vista Point Homeowners Board of Directors thank you for your support and involvement. Our association has already taken great strides with all of your help and input to set a high standard for all neighborhoods, in Breckenridge especially, to attain. Please know that you can express concerns and issues to any board member in person or via email throughout the year, and that the annual meeting is not the only time we are available to hear from you.

Thanks so much.

Sincerely,

Ken Sauerberg

President, Vista Point Homeowners' Association