

Breckenridge Home Owners Association

February 13, 2014

Present: Jim Beth, Liz, Stephanie, Jeni, Suzanne

ACC meeting called to order at 06:33 pm.

- The website for the association is: www.BreckenridgeHOA.net
- HOA must follow state by-laws & covenants, to maintain value of homes of in our development.
- Last month's minutes were approved and posted.
- New board members were introduced: Suzanne Dauphinais and Stephanie Lee
- It was explained that a property maintenance company does homeowner inspections for violations, and also maintains the Breckenridge web domain. As a board, we will be reevaluating and revising the violation process. There will be a temporary halt on fines, but please correct violations. No longer will there be posting of violation pics to the web site. The property company will mail letters for violations and a number to call regarding violations will be posted on the mail station – leave a message for Tim. The Board will review property management recommendations for reasonableness, and seasonal conditions and THEN the notices will be mailed. If repairs are not completed within the specified time frame repeatedly a lein can be assigned. If personal issues prevent compliance, the board is willing to work with homeowners on a case-by-case basis.
- 3 residents brought up issues regarding violation letters, the Board will review these.
- Pittsburgh Paint (the development's approved paint colors) was bought by Glidden – it is near the Laughlin Funeral home.

ACC Purpose and Priorities:

- Projects: maintain property
- Clubhouse had leaks three times due to freezing weather; water damage ensued, the insurance adjuster has not paid the Association as yet.
- The Board will obtain bids for new flooring and appliances will be replaced as well. Price comparisons will be obtained for a new dishwasher, stove, and refrigerator.
- Madison plumbing did clubhouse leak repairs
- Floor samples for LVT (Luxury Vinyl Tile) were viewed.
- Bids will be collected for the resurfacing of the inside of the pool, it is the original unpainted surface (built in 1986).

- Perimeter fence – on list but construction will be going on with the widening of the Madison Pike, so may wait.
- One owner inquired if HOA's handyman, Gene, is licensed/bonded. Jim will find out.

Motion to adjourn ACC mtg: Stephanie motion, Liz second, all approved and adjourned at 7:23pm

HOA meeting call to order at 7:23 p.m.

Present: Jim Beth, Liz, Stephanie, Jeni, Suzanne

- Beth made the motion to approve last month's minutes and Liz seconded
- HOA financials were distributed, and reviewed.
- Goals:
 - 1.Revise property management rules, violations, etc.
 - 2.Resurface pool inside, bids have been received for pool repairs
- Board has discussed a dues increase to \$70, and increase of \$1

Committee reports:

- Jeni: club house report, 3 Jan rentals, one party happened during the frozen water pipe issues, they requested a free rental as compensation for disaster, has requested 9 rentals in advance (one of which will be the free day) (snack table got soaked, water was cut off so toilets were an issue)
- Jim –Gene will be doing sheetrock repair in the clubhouse,
- Beth: lamp posts 7are out, 1 of those has no power
- Jim will get more estimates for pool in the coming weeks
- Financials:
 - Clubhouse floor should be paid 80% by insurance
- Survey question regarding if our property line is on which side of the ditch
- Question by owner – who maintains the rail road tie retainers – Jim says the Board must prioritize spending, but Jim will have the cities structural engineer come out and check the 4 foot railroad tie retaining wall separating his back yard from another.

Motion to adjourn by Liz, seconded by Suzanne

HOA meeting adjourned at: 07:59 p.m.

