

## **Breckenridge Home Owners Association**

**February 12, 2015**

**ACC call to order 6:35 p.m.**

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

Jan minutes were posted on mail station board 1/13/15, motion to approve minutes by Suzanne, Beth seconded – approved by all.

Discussion regarding renewing services of The Realty Company, LLC. Currently the cost for The Realty Company's services is \$500 per month. Stephanie motioned to not renew the services and Liz seconded - effective February 28, 2015. At termination, the HOA requires the current web site info and the login to be provided from The Realty Company to Breckenridge HOA. The Realty Company shall also provide to Breckenridge HOA the last violation letters sent to residents.

Blevins Tax and Bookkeeping has offered to supply the services presently covered by The Realty Company, LLC at a reduced cost. Services will include design and maintenance of the website, the issuance of violation letters, and the attachment of liens as needed. Motion to start services by Blevins Tax and Bookkeeping by Stephanie, seconded by Suzanne. Initially it will be a six month contract - March 1, 2015 to September 1, 2015 – which will be re-evaluated at the August ACC meeting.

Jim will check with Gene regarding repair list. Gene: fix clubhouse gutter, de-leaf gutter, straighten weather vane, lights, solar cell for flag light. Mailbox light and flagpole light are staying on all the time. The perimeter fence was repaired.

Resident noticed that Republic Services (dumpster) has not been picking up recycling on both ends of the development. Liz called them, and it appears to be better.

135 Briargate Lane's remodel does not seem to be an approved color, neither the hardie-board nor the trim are in color compliance.

Resident reported City of Madison owes us some sod repairs from curb repairs that damaged the lawns.

Current violations will be evaluated.

Board Motion to adjourn by Beth, seconded by Beth @ 7:02 p.m., all approved.

## **HOA meeting called to order @ 7:02 p.m.**

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

Jan minutes posted on mail station board 1/13/15 – motion to approve minutes by Stephanie, Beth seconded – approved by all.

Elections for HOA Board – motion to retain same positions by Beth, Stephanie seconded. All in favor.

Clubhouse: Reservation for one on 2/25/2015.

Jim will call about the pool floor to discuss pool floor repairs, price and time frame. Burlesson's is the only company contacted that was willing to do the work. If the price is 8.5k or less, the motion was made to repair the pool by Liz, seconded by Suzanne, approved by all. By-laws will be checked to verify the percentage of cash reserve would remain compliant.

Jim received a call for someone interested in doing our landscape maintenance; he will call and see what price range and services he is proposing.

Suzanne will investigate the possibility of environmentally green lawn products.

Resident brought up removal of dead trees by the pool before the spring storms. Resident will check with a tree cutter he knows. Neighbor to 109 Bentwork says the tree roots from 109 Bentworth are invading their sewer line. Another resident said that the City of Madison is responsible for pipes outside of the house. Suggestion was to have the resident call the City of Madison to see if they are responsible.

Financials: Reviewed January Balance Sheet.

Clubhouse computer needs a Netgear modem and wireless router – estimated cost of \$112-\$150. Beth made motion for the Association to purchase in December, Liz seconded, all approved in December. Liz offered to pick it up this month (February).

Changed bank to Service First for advantageous benefits including higher interest rates for our checking, the transfer paperwork is almost complete. The Wells Fargo account is not yet fully closed – Jim will go with Brenda from Service First to close it when both are available to do so.

Sixteen residents are past due, for a total of \$10,658.08. Board will discuss resolutions at the next HOA meeting. Lot 39 Bridle Trace sold, a lien was placed on the property on 1/29/15 against the sale for past dues. The house sold in February and the past due funds were

recovered. 132 Bridle Trace needs a new lien attached as the amount of the lien is less than currently owed.

Resident received a violation, resident is a renter – violation should have been sent to the owner.

Resident asked about road repair – it is a City of Madison responsible for road repair.

Resident asked about a community yard sale in possibly April – will re-address at the March meeting.

Resident reported an attempted break in – police were called.

Motion to adjourn by Beth, seconded by Liz @ 8:01, approved by all.