

Breckenridge Association

March 13, 2014

Present: Jim Beth, Liz, Stephanie, Suzanne out due to work commitment, Jeni

ACC meeting called to order at 06:38 pm.

- 3/7/2014 meeting notice was posted, and Feb minutes were posted
- Last month's minutes were approved– motion to approve by Liz , Stephanie 2nd.
- Violations – Board met with Tim Magnesson (Property Management) last Thursday to review process, Tim took down all violation photos from the website, reviewed new policy with him
 - Fresh Start
 - Letter will come regarding new violation/inspection process and a new “clean slate” inspection will come sometime in April, and new violations will follow that. This letter will include a phone number for residents to reach Tim with any questions regarding the inspections. Date range of the inspection(s) will be posted on mailbox wall, you will have until July 1st to fix major violations or to come to an Association meeting to discuss your issues with the Board, and 30 days to repair minor violations
 - There will be Spring and Fall inspections rather than monthly inspections
- Resident question: Why don't more people come to the Association meetings? Responses were multiple – work, family, conflicts, lack of interest
- Resident suggestion: We could use a newsletter. Response: There used to be one but it is very time consuming, need a volunteer to do it. No volunteers.
- Resident asked about a welcoming committee – such as a Welcome Wagon. Response: Liz is working on a welcome/information letter for new residents.
- Jeni asked about the lopsided planter at the mail station, suggested a board type sign with the meeting notice be there instead. Response: Beth said we will work on making the meeting notice more visible

Motion to adjourn ACC meeting: Beth motion, Liz second, all approved and adjourned at 6:53 pm

HOA meeting call to order at 6:53 p.m.

Present: Jim, Beth, Liz, Stephanie, Jeni, Suzanne absent due to work commitment

March minutes posted soon and Feb minutes were posted

- Beth made the motion to approve last month's minutes and Liz seconded

- HOA financials were distributed, and reviewed.
 - Republic services is dumpsters and recyclable pickups
 - Blevins is financials/accounting - and this month's includes taxes
 - Resident suggested contacting Madison Utilities to reduce the water bill for an adjustment for the clubhouse leak. Beth will check on that.
 - Resident asked if we were going to wait for the insurance check before we do the floor, Jim responded that the floor needs to be redone and we will have it done anyway.

Committee reports:

- We do not have a check yet from the insurance adjuster yet for the clubhouse water damage.
- Bids are back from Haley's and Kemps for decisions for the vinyl glue down flooring. Kemps' was (\$7,181.12 with quarter round) and Haleys' (\$6,537 without quarter round) for the clubhouse floors.
 - Vote: Kemps 3, Haleys 2 – All in Favor.
- Appliances – new black refrigerator, dishwasher, and stove – will wait until we get the floors installed
- Pool – resurfacing of the pool floor:
 - Burleson (sp??)pool bid from last fall is now 10% higher, and can't be done until after Memorial Day, unless we wait until fall again and then he would honor the original bid for resurfacing the pool floor. Or, we could wait until next spring when we have more funds in our account.
 - Continue to get bids from: Valley Pools, Johnson, Allstar
- Liz – welcome new neighbors letter in process
- Beth – lampposts out: 1 on Briargate , 3 on Bridletrace (one for sale, no power), Bentworth 3 out, 1 on Brownsridge, 1 pool light, and 2 club house entrance lights
- Lawn care: Shannon of Turftex will do the chemical 4 times per year (\$950), resigned from the lawn care portion but recommended Greg from Titan services. Greg has accepted and Shannon will train him to our development's needs.
 - Motion to approve by Jim with provision that Shannon does the transition he has offered, Stephanie seconded – All in Favor.
- Jeni asked if the key drop mailbox for the clubhouse was looked into – Jim will call Gene about it.

- Increase of HOA dues from \$69 to \$70 to offset inflation. 60 day notifications will be made and July 1st will be the first month it will be in effect.
 - Jim made the motion, Stephanie second – All in Favor.
- Resident has broken sewer pipe, questioned area of responsibility. Jim responded that the City has a 4 foot easement from the curb, so beyond that they might not respond. City has not called resident back yet.
- ATT and WOW are now available internet providers.

Motion to adjourn by Beth, seconded by Jim

HOA meeting adjourned at: 07:43 p.m.