

## **Breckenridge Home Owners Association**

**March 12, 2015**

**ACC call to order 6:36 p.m.**

Present: Jim, Stephanie, Liz, and Beth

Feb minutes were posted on mail station board 3/11/15, motion to approve minutes by Beth, Liz seconded – approved by all.

The Realty Company's services were discontinued by letter, Liz will request the current web site info, the login and copies of the last violation letters sent to residents for the HOA Board to evaluate.

Blevins Tax and Bookkeeping has taken over services previously covered by The Realty Company.

Jim will check with Gene regarding repair list. Gene: fix clubhouse gutter, de-leaf gutter, straighten weather vane, lights, solar light needs to be replaced. Gene fixed mailbox light and flagpole light from staying on all the time. Liz will ask Suzanne to clean inside the boxes and pretty up the bulletin board boxes (she has the key to the boxes).

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

Need paint swatches for exterior house colors posted in the mailbox boxes – Suzanne??

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 Liz @ 7:02 p.m., all approved.

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

Present: Jim, Stephanie, Liz, and Beth

March minutes posted on mail station board 3/11/15 – motion to approve minutes by Beth, Stephanie seconded – approved by all.

Clubhouse: Reservation for one for March rental.

Jim will call about the pool floor to discuss pool floor repairs, price and time frame. Burlleson's is honoring last year's quote of \$8,470. A 50% deposit was paid, the work will be completed prior to pool opening. It was resurfaced 14 years ago. By-laws will be checked to verify the percentage of cash reserve would remain compliant – a preliminary accounting shows it would remain more than the 30% required by the bylaws.

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. Liz will try to call for an estimate with a list of requirements, or Beth will call on next Wed. Curt's Lawncare 256-508-0387.

Resident brought up removal of common area dead trees by the pool before the spring storms. Resident will check with a tree cutter he knows. There are 2 estimates – Greg (our lawn care service) estimated \$2300 to take down the 2 trees and leave the stump. Eco Tree Service estimate for tree removal and remove 3 stumps for \$800, or, leaving the stumps and wood (for residents) for \$400. Stephanie made a motion to go for the \$800 to cut and remove the 2 trees and grind the 3 stumps, Liz seconded. All in favor.

Financials: Reviewed February Balance Sheet. Liens have been assigned and existing ones have been updated with new totals. Sixteen residents are past due, three liens totaling about \$10k.

Clubhouse computer now has a new 2015 modem on order, will need software to do the pool keys this summer.

Service First paperwork transfer from the Wells Fargo account is almost complete.

Lamp post outages – 5 out on Briargate, 1 for sale, 6 out on Bridle Trace, 3 out on Bentworth (one due to a tree falling), 1 clubhouse lamp post out (also bent and needs to be straightened).

Resident who asked about a community yard is no longer interested in pursuing it.

Need to address planter at mail station along with cleanup/prettying up of mail station area.

Motion to adjourn by Beth, seconded by Liz @ 7:52, approved by all.