

## Breckingridge Home Owners Association

April 10, 2014

**ACC call to order 6:34 p.m.**

Present:Liz, Beth, Jim, Stephanie

Absent Jeni & Suzanne due to illness

March minutes posted on mail station board 4/5, posted on website 4/8

ACC meeting notice posted on board 4/3, posted on website 4/8

Liz motioned to approve the minutes approved, seconded by Beth – all approved

Jim will pick up “No Trucks Over xx ft” sign

Tim Magnuason will be sending out new violation process letters, with new inspection date, July 1st will be the due date for minor repairs

Beth suggested putting a copy of the new violation process letter on the Breckenridge web site, Jim agreed

No resident requests

New lawn care contractors will start next week – weekly on Wednesday’s depending on weather, - if it rains they will still have Thurs/Fri to work prior to the weekend

- Shrubs trimmed unless specified by homeowners
- They have 24 hrs to respond to resident complaint – resident notifies a Board member, Jim will speak to the contractor
- The front island flowers will be done by the same person – he will use the same flower scheme unless we request something else

The same lawn care service will treat the front yards with chemicals 4x/year

Madison Beautification award \$15 fee – application due 5/26

Resident asked about checking on drainage from back neighbor’s lot (not a Breckenridge lot)

Resident asked again about railroad ties again, Beth: per the covenant – Owner is responsible for maintenance, suggestion by Liz to use Hans, Jim will give resident’s phone number to a professional to call him for recommendations.

Motion to adjourn by Beth, seconded by Liz @ 7:00, all approved

**HOA meeting called to order @ 7:00 p.m.**

Liz, Jim Beth, Stephanie present

Absent: Suzanne & Jeni due to illnesses

Mar minutes were posted on board 4/5, posted on website 4/8

HOA meeting notice posted on board 4/3, posted on website 4/8

Motion to accept minutes by Beth – seconded by Liz – all in favor

Lamp posts: 8 out, 1 Briargate (1 for sale), 4 on Bridle Trace (1 for sale, 1 is an issue, 1 out for a while), 2 out on Bentworth, and on Brownsridge the corner 1 out

Clubhouse flooring – Kemps ran out of stock on the flooring, install pushed back possibly until the last week of April (3-5 days for installation)

Received \$4658.08 from the insurance company for flood damage in the clubhouse

After new installation of appliances and floor – revisit the discussion about raising the clubhouse rental fee

Pool:– decided to wait until fall to take advantage of last year's price quote for floor repair of pool

Keys – Liz and Beth will issue new ones as needed, lost card replacement fee is \$50

Clubhouse report – 4 rentals in April

Buy mountable key return with new credit card and have Gene install it

Welcome to the Neighborhood Newsletter – still in the works

Maintenance & Contracts:

Lawncare: Titan Services

Beth will post something regarding services on the mail station board

Financials:

Dues increase letter needs to be mailed out by April, effective July 1 – increase of \$1.00 to \$70/month

Jim will track progress the check for Kemps for flooring

Resident questioned cost of lawn care during winter when nothing is done – Jim: contract goes from April to April and annual payment is split into 12 monthly payments, chemicals are paid quarterly

Call Republic to replace recycle bin (one is missing) – twice a year we are supposed to be able to get new dumpsters

Trying to make the website more functional and to provide more information on it.

Pool maintenance will be more costly in the summer as maintenance is done more frequently

Other:

Jim: Someone approached him about a community yard sale. It was decided not to have a community yard sale this year, but people are allowed to have private yard sales.

Resident: had a backyard incident – half of a fountain was broken and a part was stolen. Jim: we may have to revisit implementing the Neighborhood Watch:

Resident brought up the issue of a vacant house that has papers building up – Jim will have Gene take them away.

Louis & Son is reroofing Jim's house – will be architectural black according to covenants..

Motion to adjourn by Jim, seconded by Liz & Beth @ 5:51, approved by all