

Breckenridge Home Owners Association

April 9, 2015

ACC call to order 6:35 p.m.

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

March minutes were posted on mail station board 4/6/15, motion to approve minutes by Liz, Beth seconded – approved by all.

The Realty Company's services were discontinued and a final bill was received and needs to be reviewed by the Board.

Blevins has updated the Breckenridge web site.

Gene straightened weathervane, cleaned gutters, lights are a continuous thing, needs to fix the cabinet near the dishwasher, the step outside of clubhouse, the board across from mail station needs to be nailed in, and several boards are broken on perimeter fence. Jim will ask Gene to pressure wash mail box area and dumpster areas as well.

Pittsburg paint on Bob Wallace gives us a discount.

Board will do a walk-around for violations Saturday, May 9 at 9 am.

Resident has a tree leaning on her house, it is outside the perimeter fence in the ravine. Same resident asked about the erosion of the ditch, response was perhaps either the core of engineers, county, or city would take responsibility. Resident was advised to call the city and speak to Public Works as they may be able to help, or, possibly have it cut down for her.

Resident complained about residents leaving items outside of the dumpsters. Jim will have Scrap Happy's phone number posted on the web site.

Motion to adjourn by Suzanne, seconded by Beth @ 6:59 p.m., all approved.

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

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

March minutes posted on mail station board 4/6/15 – motion to approve minutes by Suzanne, Beth seconded – approved by all.

Clubhouse: Jenni will call for a club house cleaning after Gene does the final repairs. Once the pool opens, they will come weekly for the bathrooms.

The pool floor repairs are underway. A number of tiles were off, water had gotten behind the tiles and frozen - breaking a number of tiles. An emergency Board was called and re-tiling was voted on and approved. \$4,199 was the cost for the additional tile repairs, a 50% deposit for the tiles was paid

AT&T sent a new modem for the clubhouse computer. Chris Keeter has the software for the pool cards. Jim will contact Chris. First issuance of pool card is free – replacements are \$50. Jim will try to set up the pool cards – Liz and Beth are willing to help.

Common area dead trees were removed.

Financials: Reviewed March Balance Sheet. Liens have been assigned and existing ones have been updated with new totals. Reserve amount required by law is 20/25 % of homeowner dues for year (approximately \$18,000). Sixteen residents are past due, three liens totaling about \$10k.

Lawncare by Curtis Haygood – Liz has the number to call for a quote.

Current lawn care has not changed out the mulch, lawns were cut last week.

Beth suggested raising the Clubhouse rental rate from its current \$50. Suggestion was \$50 for resident events and \$75 for business events. Discussion will continue.

Beth suggested requiring HOA fees being due for the whole year at a specific date in the year. Some residents do pay the yearly amount. No decision was made.

Resident suggested hiring a pressure washer company to give us group rates.

Motion to adjourn by Liz, seconded by Suzanne @ 7:44, approved by all.