

**Breckenridge Home Owners Association  
May 8 2014**

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

Present: Liz, Suzanne, Jim, Stephanie, Jeni

Absent: Beth

April minutes posted on mail station board 5/6, posted on website 5/6

ACC meeting notice posted on board 5/1, posted on website 5/6

Jim motioned to approve the minutes. Motion was seconded by Liz – all approved.

Jim will pick up ATM card and “No Trucks Over xx Ft” sign

No resident requests

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

Lot 80 resident requested no shrub trim by lawn care team - 114 Bridle Trace, and questioned responsibility re-seeding/sod.

Lawn Care company will do additional landscaping for residents at their costs.

Resident asked for owner’s information for 114 Briargate Lane regarding monkey grass invasion.

Tim Magnusson sent violation letters to the Board for review prior to sending violations letters. Jim will inform him to send the letters out.

Resident requested Breckenridge be printed on the violation envelopes for easier recognition. Jim will bring it up to Tim.

Resident asked if there was a regulation in the by-laws regarding neighbors planting to close.

Flagpole light is out. Required by law to have the flag lite. Jim and Gene will deal with it.

Lawn Care guy says three trees near pool are going to fall soon. It is a liability for personal injury. Jim will check with homeowner. Table for later discussion.

Resident asked about fence in backyard. Jim said to sketch it out, building materials to be used, bring to board, visual site survey may be done prior to Board vote.

Motion to adjourn by Liz. Motion Seconded by Suzanne @7:00. All approved.

**HOA meeting called to order @ 7:01 p.m.**

Present: Liz, Suzanne, Jim, Stephanie

Absent: Beth and Jeni due to illnesses

April minutes posted on mail station board 5/6, posted on website 5/6

HOA meeting notice posted on board 5/1, posted on website 5/6

Suzanne motioned to approve the minutes. Motion was seconded by Liz – all approved.

Lamp posts: 8 lights out, 1 Briargate, 3 on Bridle Trace, 4 out on Bentworth, and flagpole light.

Clubhouse flooring – Check for Kemps needs to be located. Flooring install pushed back, hopefully soon.

Keys – Liz and Beth will issue new ones as needed, lost card replacement fee is \$50, pool furniture to be placed out May 20, and card in-line for distribution.

Dues increase letter needs to go out, effective July 1 due go from \$69 to \$70. Approved in March, minutes were posted on 3/14/2014.

Clubhouse report:

0 rentals scheduled for May

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

If no rentals next week, perhaps Kemps will install it next week

Renters have a POD on the street behind pool area that needs to be removed.

Welcome to Neighborhood Newsletter – hard copy given to Liz.

Maintenance & Contracts:

Jeni – Terminate/pest control contractor wants a pool card so that he can do the perimeter within the pool. Liz – pool card only works when pool is open, someone will have to let him in through the clubhouse.

Financials:

Turftex Lawn portion now Titan Lawn Care – First payment will be reflected in next month's financials.

Republic to replace recycle bin next Wednesday

Motion to adjourn by Liz. Motion seconded by Suzanne @7:24 pm. Approved by All.