

Breckenridge Home Owners Association

May 14, 2015

ACC call to order 6:36 p.m.

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

April minutes were posted on mail station board 5/1/15, motion to approve minutes by Liz, Suzanne seconded – approved by all.

The Realty Company's services were discontinued and final bills were paid in the total amount of \$2140 for February 2016 and a 90 day termination fee, and an additional 60 day transition fee for \$1070.

Gene: Lights are a continuous replacement item, the cabinet near the dishwasher needs to be fixed, the step outside of clubhouse needs repair, and a board on the perimeter fence is down.

Pool opens May 23, need pool cards. Jim, Beth, and Liz will work the pool cards tonight.

Board members will do violation walk-arounds. Beth and Stephanie will do all of Briargate Lane and Suzanne will take the rest. Painting, siding, roof, pressure wash, flower beds. June 1st is deadline for violation letters. Chris will put a notice on the website that violation inspections will be taking place.

Resident with a tree leaning on her house, it is outside the perimeter fence in the ravine is working to try and get the county or city to cut it down

Scrap Happy Dave's phone number is 256-348-3543.

Lot 31 resident with drainage problem requested HOA pay a portion of the repairs she has paid to fix the flooding of her home by the drainage problem. HOA is only responsible for property not described as a "lot" on the plat, it is only responsible for "common areas". The location of the drainage cause is located on lot 34 according to the plat survey.

Resident of lot 25 requested approval to change the color of her house to another approved color. Liz motioned to approve, Beth seconded.

Motion to adjourn by Stephanie, seconded by Liz @ 7:54 p.m., all approved.

HOA meeting called to order @ 7:55 p.m.

Present: Jim, Stephanie, Liz, and Beth

April minutes posted on mail station board 5/1/15 – motion to approve minutes by Beth, Liz seconded – approved by all.

The pool floor repairs are complete. The lights on the inside of the pool are not working and could be dangerous. Burrellson's estimate to repair wiring and replace the 2 lights is \$900. Motion to approve by Liz, seconded by Beth.

Clubhouse: One rental for May.

Beautification Award has been applied for, the lawn care team is aware of the inspection and will beautify accordingly.

102 Bridle Trace Lane back yard needs to be cut.

Financials: Reviewed April Balance Sheet.

Motion to adjourn by Stephanie, seconded by Liz @ 8:18, approved by all.