

## Breckingridge Home Owners Association

June 12, 2014

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

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

May minutes posted on mail station board 6/11, posted on website

ACC meeting notice posted on board 6/11, posted on website

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

Kemps will do the flooring the week of 6/23-6/27, after which we will address appliances.

Madison Beautification award submitted by 5/26, not notified if awarded yet.

139 Bridle Trace (newly purchased) inquired if there were violations from the previous owner.

Common area trees have 2 dead trees that the lawn care team recommends cutting down, Jim requested estimates from them for 1) removal and 2) clean up from the storm.

The pool is leaking – the gunite is the problem which will be taken care of when we get the pool floor repaired.

Suzanne suggested the entry trees be trimmed as they are low hanging.

Resident inquired about the trash that is left by the dumpster, and, has concerns about an erosion and flood issue – she has a professional willing to trench the area (about 5 feet in length) and add river rock to reduce the water pooling. Jim said he would walk the area to verify personal vs. common area.

Resident has concerns about a neighbor's tree that is taking over his patio area. Jim says he can cut the part on his property – owner has already trimmed it twice. Jim will include a visual inspection on it after the meeting.

Motion to adjourn by Beth, seconded by Liz @ 6:56, all approved

**HOA meeting called to order @ 6:57 p.m.**

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

May minutes posted on mail station board 6/11, posted on website

HOA meeting notice posted on board 6/11, posted on website

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

Clubhouse: Have not heard anything back from woman requesting clubhouse 6/28, but appliances may not be in yet. No rentals scheduled for June.

Pod has not been removed yet, Tim will notify her that it needs to be removed, subject to a fine. Jenni will provide Tim/Jim with resident's phone number.

Jim will buy the mailbox for clubhouse rental keys and will be refunded through Chris. Gene will install.

Lamp posts: 12 lights out, several due to no power, flagpole light still out

Need a new flag for the flagpole. Vote – Liz make motion, Beth seconded – all in favor

Financials: Resident asked about accounting fees, Jim responded it was a cumulative total.

Pool is now open, lawn care team needs one. Resident asked if there was a pool skimmer for us to use.

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

Dues increase effective July 1, dues go from \$69 to \$70.

Resident asked that the website request that residents pick up their mail regularly and quickly return any that is not theirs. Suzanne will put up a sign at the mail station.

Resident asked who is responsible for doing the gardening/yard work if the home is up for sale and resident no longer lives there. Home owner is responsible. Jim will look at that after the meeting.

Suzanne offered to take care of the flower bed inside the pool area.

Resident on Bentworth has a problem with rental neighbors parking on the red curb (2 cars consistently, but up to 5 cars have been seen). Police would not ticket them saying that it is

private property. Jim says these are city streets, Madison Fire Department painted them red so fire trucks could get through. First step: Jim will contact the home owner and the Madison Police.

Motion to adjourn by Liz, seconded by Suzanne @ 7:34, approved by all.