

Breckingridge Home Owners Association

October 09, 2014

ACC call to order 6:33 p.m.

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

Sept minutes were posted on mail station board 9/22/14, – motion to approve minutes by Liz, Jeni seconded – approved by all.

ACC meeting notice posted on board 10/7.

Planter at mail station has been sided, and painted. The siding is no longer available, discussion about putting a stone or brick planter back in the spot. Board will bring ideas to vote on next meeting.

Truck sign limit has been put up.

Pool furniture needs to be put away for the off-season.

Loose perimeter fence boards need to be fixed.

Jim texted Titan Services regarding checking irrigation for the flowers.

90 day violation letters were sent out. Fall inspections will be scheduled shortly.

Resident requested permission to replace her glass door with a screen door on the front. Beth made motion to accept, Jeni seconded – all in favor.

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

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

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

Sept minutes posted on mail station board 9/22 – motion to approve minutes by Liz, Jeni seconded – approved by all.

HOA meeting notice posted on board 10/7.

Liz bought computer for clubhouse, and got 3 bids for appliances. Bob Wallace \$2190 including delivery and installation (GE & Amana), Home Depot \$1326 without delivery & installation (Amana, Hot Point), Best Buy \$2284 including delivery & installation (Samsung). Jeni motioned to procure from Best Buy, Liz seconded, all approved.

Pool news, Beth and Liz deactivated cards but gate did not receive command. Gate is padlocked for the off-season. Need to find software for pool cards.

Clubhouse: Rented twice at the end of September and a couple of reservations already received for December. Board should address an increase of the clubhouse rental fee after new appliances are installed. Board discussed posting a promotion for clubhouse rentals.

Discussed having a clubhouse Holiday Open House for residents. To be further discussed at next meeting.

Jim will call about the pool floor to discuss pool floor repairs later this fall.

Lamp posts: 7 lights out (3 of those are homes for sale), 2nd lamp from the pool gate is out, and 1 of the pool ones is out. Jim will have Gene fix the pool lamps.

Financials: Reviewed September Balance Sheet.

The Realty Company contract is up in December, the Board will need to review the contract and services provided.

Steps to be taken by the Board prior to attaching a lien for owners delinquent in Association dues:

- 1 – Board reviews outstanding balances in a private session
- 2 - Send warning letter when delinquency amounts to \$300
- 3 - Board votes to attach lien

4 - Association lawyer contacted to proceed to legally attach a lien on the property

Chris would like the Association to provide him with a Breckenridge letterhead payment request for reimbursement of purchases – attach receipts to request.

Motion to adjourn by Stephanie, seconded by Liz @ 7:59, approved by all.