

Breckenridge Home Owners Association

December 11, 2014

ACC call to order 6:36 p.m.

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

Nov minutes were posted on mail station board 12/10/14, motion to approve minutes by Liz, Beth seconded – approved by all.

ACC meeting notice posted on board 12/10/14.

Jim will check with Gene regarding repair list. Gene: replace/repair perimeter fencing, fix clubhouse gutter, de-leaf gutter, straighten weather vane, lights.

Liz checked with grounds contractor about mulching 2 times per month in the fall season (Oct, Nov, Dec) per contract – he did not realize it was a part of the contract. Jim will check with him about clean-up of leaves specifically on 176, 178, 180 Briargate Lane, and west dumpster for leaves/needles.

Resident noticed that Republic Services (dumpster) has not been picking up recycling on both ends of the development. Liz will call them.

Fall inspections are scheduled for next week. Tim will call David Hastings for a completion date of 135 Briargate Lane's remodel.

Tim would like a current listing of owners and lots/street addresses. Liz will coordinate with Chris to send his most current list to Tim.

Resident reported City of Madison owes us some sod repairs from curb repairs that damaged the lawns.

101 Bentworth - backyard needs a violation letter sent for clean-up. Jim is sending photos to Tim, and it will come up on the inspections.

Board member distributed information regarding expiring warranty on siding which may/may not have been installed on homes.

Tim has not been receiving minutes. Will check with Suzanne – Tim will check his email trash. Liz will follow up with Suzanne.

Board Motion to adjourn by Stephanie, seconded by Beth @ 7:05, all approved.

HOA meeting called to order @ 7:06 p.m.

Present: Liz, Jim, Stephanie, Beth, Jeni

Nov minutes posted on mail station board 12/10/14 – motion to approve minutes by Beth, Jeni seconded – approved by all. HOA meeting notice posted on board 12/10/14.

Range & dishwasher have been installed.

Clubhouse: Reservation received for 12/3, and 12/31 – previous Dec 25th reservation was cancelled.

Holiday Open House for residents on Dec 12th from 6-9 pm - Charlotte is coordinating it; Suzanne posted a sign.

Jim will call about the pool floor to discuss pool floor repairs.

Lamp posts: 14 lights out (2 of those are homes for sale), flag pole light out, 1 of the pool lights is out. Gene to fix.

Financials: Reviewed November Balance Sheet.

Clubhouse computer needs a Netgear modem and wireless router – estimated cost of \$112-\$150. Beth made motion for the Association to purchase, Liz seconded, all approved.

The Realty Company contract is up in December, the Board will need to review the contract and services provided. Discussion tabled for the moment, meeting date TBD.

Accountant recommends changing bank to Service First for advantageous benefits including higher interest rates for our checking, they will do all of the transfer paperwork. Motion to approve by Stephanie, seconded by Liz, approved by all.

Beth: 100 Bentworth statements are being returned to sender. Lot 98, had a violation from 2013, dues are up to date but violation penalties are adding up – Board discussed and determined that this would have been eliminated under Board's "clean slate" vote in early 2014.

Seventeen residents are past due, four have liens, for a total of \$10,453.08

Jack Roberts property has a white car that is parking on the grass sometimes.

Motion to adjourn by Beth, seconded by Jeni @ 7:33, approved by all.