The Breckenridge Architectural Control Committee (ACC) meeting for May 13, 2021 took place (physically) and was called to order at 6:30pm. Active current board members present included President, Jim Houk; Vice-President, Kathy Evans (absent), and members-at-large, (absent) Joann Harris, Kathy Bazzell (present) and (present) Elizabeth Meyer. This was the second physical meeting since the COVID-19 Pandemic began.

Old Business:

It is advisable to all homeowners to make necessary repairs to the exterior of their homes, i.e. rotting wood, siding, painting etc. AND TO ADHERE TO COLOR APPROVED COLOR SCHEMES AND ROOFING REQUIREMENTS to avoid possible fines from ACC. Please keep properties clean of debris. YARD SIGNS to include SERVICE PROVIDER SIGNS ARE NOT ALLOWED. (ONLY REAL ESTATE YARD SIGNS ARE PERMITTED as per the by-laws) You can download ACC rules, Covenant & Restrictions, as well as review Paint Colors, etc. from the BHOA website www.breckenridgehoa.net. PLEASE PAY YOUR DUES AND BRING YOUR ACCOUNT TO CURRENT STATUS!!! LIENS WILL BE ISSUED FOR DELINQUENT ACCOUNTS! NO EXCEPTIONS! CALL TONYA at 256-880-9881 to RECEIVE YOUR BALANCE OWED TO AVOID FURTHER COLLECTION ATTEMPTS.

IF YOU HAVE HEAVY METAL OBJECTS I.E. WATER HEATERS, APPLIANCES, ETC TO DISPOSE, PLEASE CALL OR TEXT SCRAP HAPPY DAVE (256) 348-3543, HE WILL PICK THESE ITEMS UP FOR YOU AT NO CHARGE AND FAST>DO NOT PUT THEM NEAR OR IN THE DUMPSTER!!!!!!!

RECYCLING: Independent recycling services are NOT allowed in the community. RANA DOES NOT service this community individually or commercially. They have in the past made mistakes in offering these services to a few homeowners with Blue Bins showing up in various places that MUST BE REMOVED. INDIVIDUAL RECYCLE BINS ARE NOT ALLOWED. We have made attempts to find another recycle provider for the community. So far, the attempts continue to be unsuccessful. Recycling Alliance of North Alabama (RANA) declined the request to provide services to our community, but we are pursuant with them to see if a community wide residential services under special circumstances can be obtained. **PLEASE DO NOT PUT CITY OF MADISON TRASH PICK UP ITEMS ON OLD MADISON PIKE DIRECTLY AT THE BRECKENRIDGE ENTRANCE**. (Although we appreciate not dumping sofas, tree limbs, the kitchen sink and other large items not suited for the dumpster, please DO NOT PUT THEM AT THE BRECKENRIDGE ENTRANCE **rather TAKE THEM DOWN THE ROAD TO THE WEST PAST THE LAST HOUSE OF OUR COMMUNITY. DO NOT BLOCK THE SIDEWALK AND PLEASE KEEP THE DEBRIS IN ONE GENERAL PILE NOT ALIGNING IT AT VARIOUS PLACES ON OLD MADISON PIKE**. When trash is placed at the entrance it detracts from the beauty of our neighborhood as it may take several days for City of Madison to pick it up as they may consider it **AN ILLEGAL DUMP AND NOT PICK IT UP AT ALL**.

New Business:

The Boats, RVs, Campers, Trailers, are not allowed to be parked or dropped in the community. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN TRASH AND DEBRIS REMOVAL! REPAIR AND REMODEL DEBRIS MUST NOT BE PLACED IN THE BRECKENRIDGE DUMPSTERS!!!

ACC meeting was motioned to adjourn by Elizabeth Myer and seconded by Kathy Bazzell at 7:15pm. The next ACC physical/virtual meeting and/or reports is scheduled for June 10, 2021 6:30pm at the Clubhouse unless otherwise announced.

The Breckenridge Homeowner’s Association (HOA) meeting for May 13, 2021 took place and was called to order at 7:15pm, active current board members (present) include President, Jim Houk; Vice President, (absent) Kathy Evans, and members-at-large, (absent) Joann Harris, (present) Kathy Bazzell and (present) Elizabeth Meyer. There was no specific major voting agenda, therefore, a quorum was not needed.

Clubhouse

There were no clubhouse rentals during the month of April 2021. PLEASE DO NOT PARK DIRECTLY IN FRONT OF THE CLUBHOUSE DOORS as this tends to block through traffic on Brownsridge Lane.

Old Business

Please DO NOT PARK ON A RED CURBS! DO NOT PARK IN FRONT OF THE DUMPSTERS BLOCKING ACCESS FOR DUMP TRUCKS! TRASH MUST GO INSIDE THE DUMPSTER! NO LOITERING IN FRONT OF THE CLUBHOUSE!

New Business:

WE MUST DO BETTER AT GETTING THE TRASH INSIDE THE DUMPSTERS!!! DO NOT DUMP TRASH ON THE SIDES, BACK OR ATOP THE DUMPSTER UNLES THE LIDS ARE OPEN!!! TRASH WILL GET TRAPPED UNDERNEATH THE DUMPSTER RESULTING IN ANOTHER MESS.

MAIL STATION: Solar/electrical lighting system for the back side of the mail station will be installed to assist Postal Workers working in the dark delivering mail. Stay Tuned!

Dumpster Area/Clubhouse Pressure Washing: The Clubhouse concrete was pressure washed as well as the curbs in front. The West Side dumpster was Clorox Pressure washed and most of the debris has been placed into the dumpster as space has become available. A new camera was installed to replaced the damaged/stolen one. Repairs will be made to both dumpster picket fence boards once the lumber shortage is passed. More pressure washing is planned for the entrance curbs and Flag Island/Flower curbs so please stay patient.

FLOWERS: New flowers and mulch will be planted for the summer months as judging for the Beautification Award will take place May 19, 2021. A new Flag will be purchased for Memorial Day weekend.

Pool

The pool will OPEN OFFICIALLY on the Friday before Memorial Day weekend May 28, 2021. YOUR DUES MUST BE CURRENT AND NO ACC VIOLATIONS for your POOL CARD to be ACTIVATED. Only (1) POOL CARD per RESIDENCE, if you loose or have lost your POOL CARD, A REPLACEMENT CARD COSTS $50.00. PLEASE NOTE ON YOUR CHECK MEMO LINE “POOL CARD REPLACEMENT” to avoid accounting errors. POOL RULES & REGULATIONS and POOL CARD REPLACEMENT FORMS can be downloaded from the BHOA website. New replacement (4) new Pool umbrellas will be implemented, please LOWER THE UMBRELLAS to AVOID DAMAGE FROM SUMMER THUNDERSTORMS i.e. WIND DAMAGE. YOU MUST ABIDE BY THE RULES TO AVOID CARD DEACTIVATION. RULES ARE POSTED AT THE POOL AS WELL AS ON THE FORM YOU SIGN TO OBTAIN YOUR POOL CARD.

FINANCIAL REPORT:

The financial report for the past month was reviewed. At the end of April 30, 2021 the financial reported a combined checking & savings total of $40,441.35. Lawntroopers had (9) outstanding invoices for months of November 2020 to May, 2021, also the community annual insurance policy of $5706.00 (State Farm) IS DUE JULY 1, 2021. These considerations result in a more accurate balance of $13,135.35 should be shown on next months financial report. There was also a LIEN Satisfied for the sale of property 100 Bentworth over $6K.

The BHOA meeting was adjourned at 7:48pm motioned by Elizabeth seconded by Kathy Bazzell. The next physical meeting and/or report is scheduled for June 10, 2021. Please make an effort to attend, although, please note that consumption of alcoholic beverages and tobacco products are prohibited form Board Meetings.