The Breckenridge Architectural Control Committee (ACC) meeting for August 12, 2021 was physically held and called to order at 6:37pm in the Clubhouse. Active current (present) board members President, Jim Houk; Vice-President, (absent) Kathy Evans, and members-at-large, (absent) Joann Harris, (present) Kathy Bazzell and (absent) Elizabeth Meyer therefore no quorum was present.

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 OUR NEW ACCOUNT REP. LAURA 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 or available in the community. RANA DOES NOT service this community individually or commercially. INDIVIDUAL RECYCLE BINS ARE NOT ALLOWED. We have made attempts to find another recycle provider for the community. **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:

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!!! LOCK YOU CAR DOORS! We have had some recent thefts from vehicles that have unlocked door and valuables left inside for thieves to steal. We are working with Detectives from the Madison Police Department providing camera footage to them to assist with their investigations. Do your part by removing valuable items from your vehicle at night and locking the doors.

The ACC meeting was adjourned at 6:54pm. The next ACC physical meeting and/or reports is scheduled for August 12, 2021 6:30pm at the Clubhouse unless otherwise announced.

The Breckenridge Homeowner’s Association (HOA) meeting for August 12, 2021 was held and called to order at 6:59pm, active current board members include President, Jim Houk; Vice President, (absent) Kathy Evans, and members-at-large, (absent) Joann Harris, Kathy Bazzell and (absent) Elizabeth Meyer therefore a quorum was not observed.

Clubhouse

There is one clubhouse rental reserved during the month of August (28th) 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. Republic Trash pickup has been fining our community with trash overages resulting in major increases in trash pick-up expenses. A reminder that a dues increase the dues from $78.00 to $80.00 effective January 1, 2022.

Pool

Please CLOSE UMBRELLAS after use as afternoon Thunderstorms may suddenly arise and cause damage to them.

FINANCIAL REPORT:

The financial report for the past month was reviewed. At the end of July 31, 2021 the financial reported a combined checking & savings total of $28,702.12. Lawntroopers had (8) outstanding invoices January through August 2021. With consideration, this resulted in a more accurate balance of approximately $9,502.12 to be reflected on future financial reports. Liens will be placed on properties with outstanding balances plus attorney’s fees during the remaining months of 2021. Collection Reports of outstanding dues owed by various Property Owners totaled as of August 11, 2021 was $14,914.63 in past dues owed.

The meeting was adjourned at 7:45pm. The next physical meeting and/or report is scheduled for September 9, 2021. Please make an effort to attend, although, please note that consumption of alcoholic beverages and tobacco products are prohibited form Board Meetings.