The Breckenridge Architectural Control Committee (ACC) meeting for January 13, 2022 was held and called to order at 6:31pm both physically and by proxy due to COVID-19 increase in Madison County. Active current board members President, Jim Houk; Vice-President, (absent) Kathy Evans, and members-at-large, Joann Harris (Audio Conference Call), Kathy Bazzell (present) and Elizabeth Meyer (Audio Conference Call) therefore a quorum was present and observed

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. **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!

Motion was made to adjourn ACC meeting at 6:36pm by Kathy Bazzell, seconded by Elizabeth Myer. The next ACC physical meeting and/or reports is scheduled for February 10, 2022 or TBD by proxy 6:30pm or at the Clubhouse unless otherwise announced.

The Breckenridge Homeowner’s Association (HOA) meeting for January 13, 2022 was called to order at 6:37pm active current board members include President, Jim Houk; Vice President, (absent) Kathy Evans, and members-at-large, (audio conference call) Joann Harris, Kathy Bazzell (present) and Elizabeth Meyer (audio conference call) therefore a quorum was observed, but not required

Clubhouse

There were no clubhouse rentals in December or January. The Clubhouse seems to have 2 roofing leaks, one at the Northwest Corner of the building and in the Men’s Bathroom as evidence by the ceiling popcorn breaking. Contractors are being sought to determine the cause and costs for the repairs. PLEASE DO NOT PARK DIRECTLY IN FRONT OF THE CLUBHOUSE DOORS as this tends to block through traffic on Brownsridge Lane. The clubhouse received (2) roofing estimates for repairing and replacing the roof. Estimate were discussed, but were tabled an no vote was help to allow time for Elizabeth Meyer and Joann Harris to obtain more estimates. A decision will be made prior to January 31, 2022 by proxy to avoid inflation price increases on building materials.

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 AND STOPPING ILLEGAL DUMPS!!! 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. A reminder that dues, as of January 1, 2022 are $80.00 er month due on the first The outgoing mail box was repaired and normal mail will resume pickup and delivery Friday January 14, 2022..

Pool:

Winterizing will begin and repairs made over the off season to the hand rails, deck, etc.

FINANCIAL REPORT

The financial report for the past month was reviewed. At the end of December 31, 2021 the financial reported a combined checking & savings total of $37,502.40. Lawntroopers has outstanding invoices. 4 Liens were placed of 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 January 12, 2022 was approximately $17,845.63 in past dues owed. Please make arrangements to PAY YOUR DUES current to avoid additional Property Liens for the owed amount plus attorney’s fees.

NEW BOARD:

Jim Houk-President

Elizabeth Meyer-Vice-President

Joann Harris-Member at Large

Kathy Bazzell-Member at Large

Kathy Evans-Member at Large

Motion for the elections was made by Elizabeth Myer, Seconded by Joann Harris and all were in favor. The BHOA meeting was adjourned at 8:02pm.

The next physical meeting and/or report is scheduled for February 10, 2022.