The Breckenridge Architectural Control Committee (ACC) meeting for July 8, 2021 was physically held and called to order at 6:45pm in the Clubhouse. Active current (present) board members President, Jim Houk; Vice-President, (absent) Kathy Evans, and members-at-large, Joann Harris, Kathy Bazzell and Elizabeth Meyer therefore a 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 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 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!!!

The ACC meeting motioned to be adjourned at 6:50pm by Elizabeth Meyer and seconded by Joann Harris. 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 July 8, 2021 was held and called to order at 6:51pm, active current board members include President, Jim Houk; Vice President, (absent) Kathy Evans, and members-at-large, Joann Harris, Kathy Bazzell and Elizabeth Meyer therefore a quorum was observed and present.

Clubhouse

There was one clubhouse rental during the month of June (5) 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 vote was held to increase the dues by 2.56% from $78.00 to $80.00 effective January 1, 2022. This decision is well within the 5% increase allowed by HOA vote to keep up with inflation. The last increase was in July 1, 2018 when the board approved an increase to $78.00. The decision was based on the amount of operating expenses, increases in inflation, increase costs of trash pick-up resulting in a depletion of the general fund. A motion was made to increase the dues from $78.00 to $80.00 effective January 1, 2022 with three yeas satisfying the quorum without the President’s vote. All present board members concurred aye on the vote.

Pool

The pool chlorinator was repaired and replaced as well as some repairs made to the step rails to secure them to the deck. Please do not allow small children to swing or play on these rails as they are designed to assist people getting into and out of the pool.

FINANCIAL REPORT:

The financial report for the past month was reviewed. At the end of Jun 30, 2021 the financial reported a combined checking & savings total of $36,451.80. Lawntroopers had (7) outstanding invoices also Republic Trash pickup failed to send an invoice for May & June 2021 until July 8, 2021, these two bills totaled $7,464.44. These considerations resulted in a more accurate balance of approximately $9,025.36 to be reflected on next months financial report. Liens will be placed on (4) properties with outstanding balances plus attorney’s fees during the month of July, 2021. Collection Reports of outstanding dues owed by various Property Owners totaled as of July 8, 2021 was $16,375.63 in past dues owed.

The meeting was adjourned at 8:01pm with a motion by Elizabeth Meyer and seconded by Joann Harris. The next physical meeting and/or report is scheduled for August 12, 2021. Please make an effort to attend, although, please note that consumption of alcoholic beverages and tobacco products are prohibited form Board Meetings.