The Breckenridge Architectural Control Committee (ACC) (physical) meeting for July 14, 2022 was proxied due to health issues amongst board members. Active current board members President, Jim Houk; Vice-President, Elizabeth Meyer, and members-at-large, Kathy Bazzell and Kathy Evans therefore a proxy quorum was not needed.

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, Roofing Regulations, 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! EMAIL OUR ACCOUNT REP. AMY@BRENDABLEVINS.COM 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 LARGE METALLIC ITEMS 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, toilets, 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 FURTHER WEST DOWN OLD MADISON PIKE. 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:

Breckenridge was awarded the Beatification award for 2022! 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!

The next ACC physical meeting and/or reports is scheduled for August 11, 2022 6:30pm or at the Clubhouse unless otherwise announced.

The Breckenridge Homeowner’s Association (HOA) meeting for July 14, 2022 was also proxied due to health issues amongst board members. Active current board members include President, Jim Houk; Vice President, Elizabeth Meyer, and members-at-large, Kathy Bazzell and Kathy Evans therefore a proxy quorum was not needed.

Clubhouse

There is (1) rental scheduled for July 31, 2022. The Clubhouse Roofing job was completed and we are monitoring for any interior roof leaks BEFORE contracting the interior repairs. Hopefully, we will see the work start very soon so we can address the interior repairs needed to the ceiling in the affected areas.

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:

Some financial concerns are becoming apparent as the combination of hyper-inflation and delinquent homeowners on their dues have created an operation funds shortage. This is primarily centered around the trash pick-up and Republic Services. More detailed information to come. If you are delinquent in your dues, please pay your balance in full to avoid a Lien on your property. 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.

WE ARE SEEING A TREMENDOUS SPIKE AND RISING COSTS DUE TO FUEL PRICE INCREASES AND LABOR SHORTAGES. REPUBLIC TRASH SERVICES HAS BEEN CHARGING A VARIABLE FUEL TAX AND ENVIRONMENTAL TAX TO OUR BILL RESULTING IN DRAMATIC INCREASES IN MONTHLY SERVICES. WE MAY BE FACED WITH INCREASING THE DUES ONCE AGAIN TO KEEP UO WITH THE INFLATION. THE FUEL TAX FOR OUR JUNE BILL WAS 30.94% and the ENVIRONMENTAL TAX was 16.50%!

Pool:

The pool pump bearing failed on July 3, 2022 and was replaced July 9, 2022. ATTENTION: POOL CARDS WILL ONLY BE ACTIVATED IF THE PROPERTY DUES ARE CURRENT! If you are a renter, please check with your landlord or property owner to verify the property dues are current, otherwise the pool card associated with said property WILL NOT BE ACTIVATED. If you are a homeowner, please contact amy@brendablevins.com (256) 880-9881 to verify that you are current on your dues.

CURRENT ACTIVE BOARD::

Jim Houk- (President)

Elizabeth Meyer (vice-president)

Kathy Bazzell (Member at large)

Kathy Evans (Member at Large)

The next physical meeting and/or report is scheduled for August 11 2022.