

The Breckenridge Architectural Control Committee (ACC) meeting for November 14, 2019 was called to order at 6:30p.m. Those Board members present included President, Jim Houk; Vice President, (Absent) Kathy Evans, and members-at-large, (absent on travel) Joann Harris, Kathy Bazzell (absent) and (absent Family event) Beth Meyer. Therefore, a quorum was not observed.

Meeting minutes were posted for October 2019, were posted on the web site and at the mail box entry island/community bulletin board on October 11, 2019. No quorum was present so the minutes approval for October 2019 will be voted on next month.

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. to avoid possible fines from ACC. Please keep properties clean of debris. You can download ACC rules Covenant & Restrictions from the BHOA website www.breckenridgehoa.net.

New Business: There was a large dumpster fire on the East side dumpster resulting in damage to the dumpster. It was likely started by throwing burning charcoal or ashes into the dumpster and later ignited. PLEASE DO NOT PUT FLAMMABLE ITEMS IN THE DUMPSTER, i.e. Cigarettes, charcoal, etc. Republic Services has been contacted and will replace the dumpster at a time in the near future. We have made attempts to find another recycle provider for the community. So far, the attempts have been unsuccessful. Recycling Alliance of North Alabama (RANA) declined the request to provide services to our community. We will continue to seek other vendors in the coming months. PLEASE REFRAIN/DO NOT POST OBSCENE LANGUAGE NOTES ON THE BULLETIN BOARD REGARDING DOG FECES. CONVERSELY, IF YOU ARE WALKING A DOG IT MUST BE ON A LEASH, YOU ARE RESPONSIBLE FOR PICKING UP THE FECES OF YOUR ANIMAL WHEN IT HAPPENS. IT IS NOT POLITE OR PERMISSIBLE TO LET THIS HAPPEN IN SOMEONE'S YARD AND LEAVE IT. Cold weather flowers were planted by Lawn Troopers for the fall winter months. The sprinkler system will be turned on and off as temperatures and precipitation allows.

The ACC meeting was adjourned at 7:49p.m. The next meeting is scheduled for December 12, 2019 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting for November 14, 2019 was called to order at 6:50p.m. Those Board members present included President, Jim Houk; Vice President, (Absent) Kathy Evans, and members-at-large, (absent-Travel) Joann Harris, (absent-Family event) Beth Meyer and (absent) Kathy Bazzell. Therefore, no quorum was observed.

Clubhouse

There were no Clubhouse rentals during the month of October 2019. There is one Clubhouse Rental (November 16, 2019) scheduled at this time. A rental check of \$50.00 was received and delivered accordingly.

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!

New Business:

Pool

POOL CLOSED Contractors for repairing the coping will be sought during the off season. Bids are being received and will be presented at future meetings.

The financial report for the past month was reviewed. At the end October 31, 2019 there was reported \$46,224.11* combined checking & savings account, however this DOES NOT reflect the outstanding monthly invoices owed to Lawn Troopers (John Claxton lawn care service provider since April 1, 2018). GOOD NEWS. The invoicing debacle for Lawn Troopers has finally been resolved, invoices for the outstanding months were submitted. There were (11) outstanding invoices plus upcoming December that was received in a viewable format and individual checks were issued to Lawn Troopers (John Claxton) to bring

everything current. The financial reports will be more accurate at the next meeting due to the resulting invoicing error corrected. A system is now in place to avoid future problems of this kind. The Breckenridge HOA lawn yearly contract for Lawn Troopers is currently active from a period of April 1, 2019 and will expire April 1, 2020 pending voting and renewal of contract.

Property Liens are being filed on severely past due homeowners! Property owners with liens will not be able to sell their property without satisfying the liens before closing. It is advisable for you to contact Blevins Tax & Accounting to make payment arrangements to have the liens removed. Liens will remain intact until they are fully satisfied and all monetary expenses associated are collected.

The meeting was adjourned at 7:05p.m. The next meeting is scheduled for December 12, 2019, immediately following the ACC meeting that same evening.