

The Breckenridge Architectural Control Committee (ACC) meeting for October 10, 2019 was called to order at 6:39p.m. Those Board members present included President, Jim Houk; Vice President, (Absent) Kathy Evans, and members-at-large, (absent) Joann Harris, Kathy Bazzell and Beth Meyer. Therefore, a quorum was observed.

Meeting minutes were posted for September 2019, were posted on the web site and at the mail box entry island/community bulletin board on September 13, 2019. Beth Myer made the motion to approve seconded by Kathy Bazzell. All board approved Board members approved the minutes for August as posted.

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. The recycle service has been discontinued, please DO NOT pile recyclables up until the bins have been removed from Republic Services. Red curbs need repainting, JoAnn Harris will follow up at next meeting.

New Business:

It was moved by Elizabeth Myer and seconded by Kathy Bazzell to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 6:44p.m. The next meeting is scheduled for November 14, 2019 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting for October 10, 2019 was called to order at 6:45p.m. Those Board members present included President, Jim Houk; Vice President, (Absent) Kathy Evans, and members-at-large, (absent) Joann Harris, Beth Meyer and Kathy Bazzell. Therefore, a quorum was observed.

Clubhouse

There were no Clubhouse rentals during the month of September. There is one Clubhouse Rental (November 16, 2019) scheduled at this time. The clubhouse and bathrooms were deep cleaned and disinfected by Monday morning cleaning service on September 6, 2019.

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 for the Season Sunday September 29, 2019. Pool cards were disabled for the fall/winter with the exception of specific contractors and board member access levels. Furniture was put away in the storage shed and will need evaluation for repairs/replacement next season. Contractors for repairing the coping will be sought during the off-season.

The financial report for the past month was reviewed. At the end of September 30, 2019 there was reported \$40,558.58* the approximate amount and a more accurate is (\$25,608.58 once the outstanding Lawncare invoices are brought current. in the current accounts (checking and savings). This reflects 6 months of past due Lawn Invoices as a result of a failed invoicing procedure on the part of the contractor resulting in \$14,400.00 in outstanding invoices from Lawn Troopers. The invoicing debacle from the contractor continues, but efforts are in place to resolve the matter and hopefully will be normalized at the next board meeting.

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.

It was moved by Kathy Bazzell and seconded by Beth Myer to adjourn. All present Board members approved. The meeting was adjourned at 7:11p.m. The next meeting is scheduled for November 14, 2019, immediately following the ACC meeting that same evening.