

Breckenridge Home Owners Association Monthly Board Meeting

May 12, 2016

Present: Jim Houck, Liz Howell, Stephanie Lee

ACC Meeting – Called to order at 6:39 p.m.

- Rain gutters on the clubhouse front need to be replaced
- Lot 110's fence is leaning onto Lot 112's. Lot 112's owner is willing to fix it if permission is given to enter the yard. \* Board members looked at the problem after the meeting and did not see the issue.
- The perimeter fence needs to be fixed, Jim will let Gene know to repair it.
- Chris (property management liaison) has a letter ready to send to owners notifying them of upcoming inspections for violations and repairs required to homes.
- The trailer remains parked in front of the home on Briargate Lane. \* Board members spoke to the tenant after the meeting, tenant said he had recently moved in and the trailer was being removed on the weekend. This was not the same tenant the Board spoke with this winter about having two trailers on the premises.
- April minutes were posted 4/12/2016 and the Board accepted them.
- Vehicle on upper Briargate has a flat tire and expired plates. \* Board members checked on this after the meeting and the tire had been fixed.
- Request Chris send copies of out-of cycle owner violation notifications to the Board.
- Lot 44 reported the lawn care team needs to blow grass off dorways.
- Lot 44 mentioned the neighbor has garbage and boards nailed against her fence to keep their dog in. \* Board checked on the issue after the meeting and did not see a violation.

Stephanie motioned to adjourn, Liz seconded. All in favor, ACC meeting adjourned at 7:10 p.m.

HOA Meeting – Called to order at 7:10 p.m.

Present: Jim Houck, Liz Howell, Stephanie Lee

- April minutes were posted 4/12/2016 and the Board accepted them.
- There were no club house rentals to report.
- Jim called Waterfall Pool Service regarding pool opening 5/27/2016 Memorial Day weekend for in-season servicing.
- Gene to get pool furniture out
- Gene to remove trash by mail station
- Gene to nail perimeter fence boards back up as needed
- Pool cards will be reactivated for home owners current with HOA dues. Replacement card cost to remain at \$50. Only one card per lot.
- Financials were reviewed.

Liz motioned to adjourn, Stephanie seconded. HOA meeting adjourned at 7:34 p.m.

-