

The Breckenridge ACC meeting was called to order on June 9, 2016 at 6: 48 p.m.

Those Board members present included President Jim Houk; Secretary, Joan Snow; members at large Beth Meyer, and Bill Snow.

Meeting minutes for May, 2016, were posted to the Community Bulletin Board on June 7, 2016; as well as the HOA website. It was moved by Beth, and seconded by Bill to approve the minutes as posted. All present Board members approved.

Chris Wallace of Blevins Accounting (property management liaison) has been replaced by Taylor Bailey.

The trailer at the residence on Briargate indeed has been removed as promised.

There was vandalism (graffiti) to the garage door of LOT 34. The Board discussed the issue with the residents and the graffiti was cleared. In addition the resident has since acquired ADT services for future protection.

A resident from LOT 102 informed the Board that her propane tank was taken from the backyard. No police report was made, and the tank has not yet been returned.

As a reminder, there were several houses that were flooded in the rains this past spring. Although previously the Board was informed that the City of Madison had taken responsibility for the flood damage caused to specific homes, the HOA has since been informed otherwise. After a meeting on June 9, 2016 with the Public Works representative, Kent Smith, the HOA learned that the north side perimeter of Breckenridge Subdivision is not the responsibility of the city because they have no easements there. The water that flowed into the subdivision has come from the slopes within a different subdivision and the Eastview Mountain. In the past, the water would have flowed into the drainage ditch, and around to the east and south of the perimeter. However, it did not happen this year because over time, the silt has apparently built up to the level of the yards. The Board will look into getting the drainage ditch dug out, and are seeking estimates in the coming months. It is possible for the Board to levy a special assessment for the purpose

of this immediate need, and this also is under consideration. No decision has yet been made and will be determined at a later time as funds become available.

As a part of this June 9 meeting, Mr. Smith of the City of Madison Public Works, as per his job description, will be replacing the damaged curbing within the subdivision, however, they will not re-paint the curbs as this service will be provided by another department of the City of Madison. To expedite the curb replacement project, it will be important for the HOA to get a list of curbs that need replacing, as well as detailed notes about the locations of these curbs. Joan and Bill to develop same. Residents may see them taking pictures and writing notes in the coming days.

In addition, at this same meeting, Breckenridge HOA was informed that we are on the Madison City Public Works calendar to have the streets re-paved sometime between 2018 or 2020. Stay tuned...

In this coming week, the inspections for ACC violations will be conducted. The Board representatives will be walking the blocks and making notes as to the repairs and cleanings that need to be completed by individual residents. Letters with fines will be sent to owners. Reminder: if your lot is not in compliance with the inspection list sent to you last month, the pool keycard may be de-activated until the repairs/cleanings have been completed.

Kudos to our lawn care team! This year, Breckenridge HOA has been not only won the beautification award from the City of Madison, but we have been listed on the Honor Roll! Congrats!

It was moved by Beth and seconded by Bill to adjourn the meeting. The ACC meeting was adjourned at 7:26 p.m.. The next meeting is July 14th at 6:30 p.m. See you then!

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The Breckenridge Homeowner's Association ACC meeting was called to order on June 9, 2016 at 7:27 p.m.

Those Board members present included President Jim Houk; Secretary, Joan Snow; members at large Stephanie Lee, Beth Meyer, and Bill Snow.

Meeting minutes for May, 2016, were posted to the Community Bulletin Board on June 7, 2016. It was moved by Beth, and seconded by Bill to approve the minutes as posted. All present Board members approved.

It has come to the attention of the Board that the pool restrooms need attention weekly with regard to the toilet paper and paper towels being stocked. In the past, the Clubhouse committee took care of this, but not sure if the practice has continued due to the turnover of board members. Therefore, we are in the process of determining who will follow through with the tasks. In the meantime, Ms. Katherine Bazzell has volunteered to check the facilities and inform as to need for replacements/restocking. Thanks Ms. Katherine!

There was an incident at the pool during the opening day weekend. A resident brought a boombox, and left it temporarily by the poolside. When the resident returned, the boombox was gone. After posting a note on the community bulletin board, the boombox was later returned to the owner. Residents are reminded to secure their valuables at all times wherever they are in the community.

The financial report for the past month was reviewed. Due to the fact that there is a new representative involved, and the report has been slightly altered to include a PCT column, the Board is seeking clarification as to the purpose of the column. Stay tuned...

It was moved by Joan and agreed to by all present to adjourn. The meeting was adjourned at 8:03 p.m. The next meeting is scheduled for July 14th immediately following the ACC meeting that evening.