

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on Apr. 13, 2017 at 6:30 p.m.

Those Board members present included President, Jim Houk; Secretary, Joan Snow; and members-at-large, Kathy Bazzell and Bill Snow.

Meeting minutes for March, 2017, were posted to the Community Bulletin Board on Mar. 15, 2017; as well as to the HOA website. It was moved by Kathy and seconded by Bill to approve the minutes as posted. All present Board members approved.

Old Business

The ACC conducted reviews of the properties on March 30, to provide homeowners with recommendations for repair/replacement/repainting. Therefore letters will be mailed to those owners who have issues to be addressed. These corrections will need to be completed between May and June, or May and September depending on the issue that requires address. ***If a property requires (for example) a lamppost replaced due to non-function, or a house needs to be painted due to peeling/fading, then those properties will be expected to use the recently adopted color/style changes.*** These recently adopted color/style changes were described in February's minutes as well as posted on the Community Bulletin Board.

A follow-on Neighborhood Watch meeting occurred March 14, 2017, at 6:15 p.m. Ongoing meetings will be regularly scheduled; residents are invited to participate. There does appear to be an increased presence of police in the neighborhood. A new request was made about a car to determine if the car belongs to a resident.

New Business

The resident at Lot 99 was reminded/asked to remove the Black Trailer parked in their driveway. Trailers are not permitted to be parked on streets or driveways as part of the ACC restrictions & covenants.

Titan Services, our community lawncare service, has started their “spring cleaning.” The property lawns will be mowed (when mowing is warranted) on Wednesdays (weather permitting), with Thursday designated as a make-up day. Residents are reminded to leave their gate open; and pet feces, rocks or tree branches will need to be removed from the lawn.

The annual filing period for the Madison Beautification award is upon us. Despite our successful score last year, and nomination to the Honor Roll, we are hoping for an award again this year. Jim has asked Titan Services for a superb floral yard display, and will be completing/filing the application in the near term.

Republic Services collects blue bin trash on Mondays and Wednesdays; green recycling bins on Fridays only. However, recently they have been negligent in collecting the green bins. The Board has requested and was offered a credit for one week in February. However, we will continue to pursue the collection efforts on a regular basis in an effort to keep the trash collection functioning.

It was moved by Bill and seconded by Kathy to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 6:58 p.m. The next meeting is scheduled for May 11, 2017 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on Apr. 13, 2017 at 6:59 p.m.

Those Board members present included President, Jim Houk; Secretary, Joan Snow; and members-at-large, Kathy Bazzell and Bill Snow.

Meeting minutes for March 2017 were posted to the Community Bulletin Board on Mar. 15, 2017; as well as to the HOA website. It was moved by Kathy and seconded by Joan to approve the minutes as posted. All present Board members approved.

There was one Clubhouse rental during March 11, as well as the Neighborhood Watch group use on the 14th. Future focus includes two reservations for April 15

and 16. In addition, Joan will contact the house cleaners to come in early May for the annual, deep Spring cleaning prior to the pool opening for the season.

Two months ago, the Community's maintenance man, Gene terminated his contract. There was discussion as to whether the need for a maintenance man is warranted; and ended with a suggestion that the Board will pursue bids in the future for necessary work.

The Board decided that the pool will be open beginning May 12, 2017 at 10:00 a.m. In addition, owners will be required to re-affirm their understanding of the pool rules and regulations. Therefore, there will be a meeting convened in the Community Clubhouse on May 12, from 9:45 a.m. through noon so that residents can sign the necessary Pool Rules and Regulations forms, acquire a pool key if one is not already in their possession, and to otherwise have any questions clarified.

Remember, tenants need to have their landlord provide them with the pool key.

On April 9th, there was a group of residents from Lot 101 and others who were drinking beer and having a party of sorts at the pool despite the fact that it was closed. They left without incident, but also left their trash/beer cans behind. Jim has deactivated all non-essential pool cards to prevent this from happening again. Meanwhile, the Board has decided to remind residents of the pool rules and regulations. A meeting will be scheduled May 12 to facilitate same. In addition, the owner and resident of Lot 101 will be informed via letter of the incident with specific notice of penalties issued for similar future transgressions.

The Board has noticed a number of home sales this past month, and wants to ensure that new owners/residents are well aware of the Breckenridge website, and Covenants and By-laws. Therefore, Joan will begin to draft a welcome package for new homeowners and by extension, new residents as well.

The financial report for the past month was reviewed. March, 2017 showed a balance of \$25, 679.67 in current assets (bank accounts), after debits totaling \$2123.91 were expended.

The Board continues to pursue options for a brick perimeter fence, to support the maintenance of the Breckenridge Community and a desire to keep up with inflationary pressures. Thus, Kathy moved and Bill seconded a motion to increase the monthly HOA Fees from \$73.00 to \$75.00 beginning July 1, 2017.

It was moved by Joan and seconded by Kathy to adjourn. All present Board members approved. The meeting was adjourned at 7:50 p.m. The next meeting is scheduled for May 11, 2017, immediately following the ACC meeting that same evening.