

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on Aug. 11, 2016 at 6:45 p.m.

Those Board members present included President Jim Houk; Vice President, Liz Howell; Secretary, Joan Snow; members-at-large, Stephanie Lee, and Bill Snow.

Meeting minutes for July were posted to the Community Bulletin Board on July 18, 2016; as well as the HOA website. It was moved by Stephanie, and seconded by Liz to approve the minutes as posted. All present Board members approved.

Old Business

The ACC inspections for violations of the Breckenridge Covenants was completed on July 1, 2016. Caleb has sent letters to all residents and/or homeowners who had violations noted, and several repairs have been completed. The next inspection of the subdivision lots will be in October, 2016. The community and resident lampposts have been re-inspected on July 22. Caleb has sent letters to all residents and/or homeowners who had failed to make corrections with fines attached. These lampposts will be inspected monthly and residents will be contacted if need be.

New Business

Residents, tenants and landlords have been contacting the Board to request assistance with their key issues. Some are requesting copies of keys for their homes or pool access card, and others are requesting copies of keys for their mailboxes. It is important to note that the HOA issues key cards for the purposes of access to the pool, and controls the computerized code to permit same. The Board DOES NOT have individual resident's keys or mailbox keys. Those who are lacking their keys should contact their realtor, their property manager or their landlord to resolve their need. Replacement pool cards can be purchased for \$50 (One per lot). Pertaining to mail box keys, outside locksmith services are a suggested remedy. You may also contact our neighborhood handyman Gene Thomas (256) 683-2412.

One resident new to the neighborhood has a blindness disability and will be walking to/from Horizon Elementary during school hours. This resident has requested signage be posted that indicates **caution should be exercised by drivers as they travel within the subdivision limits**. An email to code enforcement was sent July 25 requesting same. All residents are advised to **S-L-O-W D-O-W-N** as they drive from the entry point to their residence.

There has been an increase in rats running among yards and nesting into homes on the eastern side of the subdivision. These rats carry fleas and ticks and disease, and are a threat to

our animals and our own safety. Animal control was called on August 8, and the Department of Public Works was also contacted. Each of these divisions came out to inspect, and the Public Works volunteered to help clear the trash from the drainage ditch behind the trash bin which was completed on August 10. However, residents are again advised to PUT the TRASH IN THE BIN. DO NOT deposit same on the ground or place next to the dumpster, it will not get picked up. Items that are too large should be broken into smaller pieces and placed inside the dumpster. Joan is to seek estimates from pest control companies as to rat eradication.

There is a water leak on Bentworth Lane that the city has inspected. Based on the markings on the lawn and street, the city looks to be preparing to dig and repair same.

It was moved by Liz and seconded by Stephanie to adjourn the meeting. The ACC meeting was adjourned at 7:23 p.m. All present Board members approved. The next meeting is scheduled for September 8th at 6:30 p.m.

The Breckenridge Homeowner's Association meeting (HOA) was called to order on Aug 11, 2016 at 7:25 p.m.

Those Board members present included President Jim Houk; Vice President, Liz Howell; Secretary, Joan Snow; members-at-large, Stephanie Lee, and Bill Snow.

Meeting minutes for July were posted to the Community Bulletin Board on July 18, 2016; as well as the HOA website. It was moved by Bill, and seconded by Liz to approve the minutes as posted. All present Board members approved.

There was use of the Clubhouse during the past month. Afterward, the doors were found to be open, and lights remained on, hence the renter was contacted and reminded of their responsibilities to clean up and secure the premises when finished. However, there has been no check received. There is a request to reserve the clubhouse on October 1.

The water levels at the pool fell below the mid level point on the tile, and a leak is suspected. The pool service has been contacted to verify. It should be noted that the pool will be closed on September 5, 2016 at 10:00 p.m.. A notice to that effect will be placed at the community bulletin board. Gene will be contacted to return the pool furnishings to storage after that date.

Stephanie completed assessment of the Clubhouse exterior and summarized same. This shall be submitted to Gene for his attention and repair.

The Madison City Beautification report was received, and offered some suggestions for continued improvement. Jim shared these suggestions with Titan Services, and we are hopeful to once again be named to the Honor Roll in 2017 with spectacular results.

The financial report for the past month was reviewed. The Board has questions about what the data impart, and will schedule a meeting with the Accounting service representative to determine what the report should look like so as to provide more meaningful information to all.

Stephanie Lee announced that she was successful in selling her home. As a standing Board member, she will no longer be a resident and tendered her resignation to that effect. That leaves a vacancy on the Board. **Anyone interested in serving on the Board is welcome to volunteer.**

It was moved by Liz and seconded by Stephanie to adjourn. All present Board members approved. The meeting was adjourned at 8:01 p.m. The next meeting is scheduled for September 8, 2016 immediately following the ACC meeting that evening.