

The Breckenridge Architectural Control Committee (ACC) meeting for August 10th was postponed for one week due to conflicts within board member's schedules. Instead, the meeting was called to order on August 17, 2017 at 6:37 p.m. Meeting notices were posted at the mail box entry island and community bulletin board on August 9.

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

Meeting minutes for July, 2017, were posted to the Community Bulletin Board and to the HOA website on Aug. 7, 2017. It was moved by Beth and seconded by Kathy E to approve the minutes as posted. All present Board members approved.

Old Business

The follow-on meeting to discuss repairs priorities for the HOA community occurred on Tuesday July 18 at 6:30 p.m. There was a list of 8 items that were deemed to require immediate resolution including perimeter fence repair in some places; Leak from clubhouse wall on west side exterior; Siding needs repair/replacement; Window trim at Clubhouse needs to be repaired/repainted; Drip in sink needs to be stopped. Clubhouse interior stair steps non-skid strips need (re)gluing; Flagpole needs straightening; west side dumpster fence needs to be propped up. Replacement of lamppost bulbs was deemed to require replacement as needed.

Two bids were collected for this work, with a third expected in the near term. Beth will follow up with the third repairman's bid and disseminate to Board members.

Other needs to be addressed in the next 90 days are the removal of the junipers at the entry, repair of the wood siding at the Mail station, sanding and painting of the mail boxes and getting estimates for the pool repairs including the repair of the pool leak; the edging/border concrete blocks and the re-patching and re-sealing of the surface area near the southwestern edge of the pool.

New Business

The owner at LOT 7 contacted the Board about the boat and trailer parked at the Clubhouse. Kathy E. left a note on the windshield of the truck asking the owner to contact the HOA. Shortly thereafter, the note and the boat were gone, without any contact from the boat owner.

It was moved by Beth and seconded by Bill to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 7:19 p.m. The next meeting is scheduled for Sept. 14, 2017 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting was postponed for one week due to conflicts within board member's schedules. Instead, the meeting was called to order on August 17, 2017 at 7:19 p.m. Meeting notices were posted at the mail box entry island and community bulletin board on August 9, 2017.

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

Meeting minutes for July, 2017, were posted to the Community Bulletin Board and to the HOA website on Aug. 7, 2017. It was moved by Kathy E and seconded by Bill to approve the minutes as posted. All present Board members approved.

There was one Clubhouse rental on Saturday, August 12.

A discussion as to the closure of the pool this year yielded a motion by Kathy E. to close the pool on October 1 at 10:00 p.m. The motion was seconded by Beth and all present Board members approved. This information will be posted to the Community Bulletin Board.

The financial report for the past month was reviewed. In July, 2017, the current accounts showed a balance of \$ 15,327.18 in current assets (bank accounts), after debits totaling \$ 7,097.41 were expended. A Budget was developed by Blevins

accounting and presented to the Board which shows an overall operating budget of \$94,500.00 annually.

There is a proposal by one property owner who has declared bankruptcy for a repayment plan of some fees. The attorney for the HOA has recommended that the Board accept the proposal. There was no action taken as the repayment plan was unclear to Board members. Beth will follow up with the attorney as to whether the Board should accept or reject this plan.

Insurance premium for liability is being increased. There may be an advantage to shopping around for another rate. Joan will pursue.

It was moved by Kathy E. and seconded by Bill to adjourn. All present Board members approved. The meeting was adjourned at 7:37 p.m. The next meeting is scheduled for Sept. 14, 2017, immediately following the ACC meeting that same evening.