

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on January 12, 2017 at 6:33 p.m. The meeting for December, 2016 was postponed due to lack of quorum and holiday conflicts in Board member's schedules.

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

Meeting minutes for November were posted to the Community Bulletin Board on Nov. 12, 2016; as well as the HOA website. It was moved by Beth and seconded by all to approve the minutes as posted. All present Board members approved.

Old Business

In the past, the Board has discussed the need to review and clarify property inspection criteria such as the acceptable colors for homes; the style and color of lampposts and bulbs; the need for house numbers and the style color for same; roofing colors and styles, etc. **The purpose of these inspections is to stabilize and/or to raise the property values for our homes, and to ensure uniformity in appearance and appeal.** Therefore, a sub-committee was appointed to outline the criteria for each aforementioned inspection point, and it will design and present same for discussion to the ACC Board for approval and adoption. This is anticipated to be accomplished by the Feb. 2017 meeting. Following adoption, Residents will be advised as to the need to conform to the new standards at times in the near and longer term. **This spring is always a good time to make needed repairs so PLAN AHEAD! Letters will be mailed by the end of March, 2017.**

Our flagpole has been replaced, but the Board is mindful of storm warnings that threaten to return the pole to a leaning position--or worse!! Therefore there are times when the flag is taken down to ensure same. *Are there any veterans or others that would be willing to help us with that endeavor?* We would need you to take the flag down and return it when it is safe.

New Business

Recently, several residents were contacted by outsiders who made efforts to and were successful in entering at least one home that we are aware of. These men menaced the neighbor, but fortunately left of their own accord and without incident. Residents are reminded

- There is no door-to-door soliciting permitted within the neighborhood.
- Be vigilant -- If you see anything suspicious, contact the Madison Police Department: 256.722.7190. It may be necessary to file a police report.
- **We do have active surveillance cameras**, so if you need information from the cameras when filing any police report, please contact the Board to request assistance.

Our rat problem is being managed by the colder weather and the limitations of trash around the green and blue bins. Thanks to all residents for helping us to eradicate the rats. Keep up the good work!

It was moved by Beth and seconded by Liz to adjourn the meeting. The ACC meeting was adjourned at 7:18 p.m. All present Board members approved. The next meeting is scheduled for February 9, 2017 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on January 12, 2017 at 7:20 p.m.

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

Meeting minutes for November were posted to the Community Bulletin Board on Nov. 12, 2016; as well as the HOA website. It was moved by Liz and seconded by Bill to approve the minutes as posted. All present Board members approved.

There were no Clubhouse rentals during the past two months. The fire extinguishers in the Clubhouse have been serviced; certifications have been updated, and the new extinguishers have been replaced. Thanks Liz!

Contracts for two different services tending to lawn care are being reviewed for renewal. Decisions will be made by the Board at February's meeting.

The financial reports for the past two months were reviewed. December, 2016 showed a balance of 13, 871.97 in current assets (bank accounts), after debits totaled 3,052.51. January, 2017 shows a balance of 18,050.03 in current assets (bank accounts), after income of \$4276.93 for the past month. A petty cash fund has been established to reimburse any expense made by a resident on behalf of the Breckenridge Community approved in advance by the Board.

Elections for the Breckenridge HOA Board were held. Liz Howell has decided not to run again as she will be moving away from Breckenridge--thus a vacancy. All other Board members agreed to continue to serve. Beth volunteered to assume the Vice President role. It was moved by Liz and seconded by Beth that we approve the Board as slated. All present Board members approved.

It was moved by Beth and seconded by Kathy Bazzell to adjourn. All present Board members approved. The meeting was adjourned at 7:50 p.m. The next meeting is scheduled for February 9, 2017 immediately following the ACC meeting that same evening.