

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on December 13, 2018 at 6:41 p.m.

Those Board members present included President, Jim Houk; (absent) Vice-President Elizabeth Myer, Kathy Bazzell, (absent) Kathy Evans, (absent) Destin & Jaclyn Klein.

Meeting minutes for November 2018 were posted to the Community Bulletin Board on November 11, 2018 as well as to the HOA website. There was no quorum present at the meeting. All board present board members approved the minutes.

### Old Business

In the coming weeks, the ACC will be conducting reviews of the properties, so as to provide homeowners with recommendations for repair/replace/repainting. Letters will be sent to Homeowners who are in violation of the ACC. Continued evaluation of common areas improvements will also be pursued. Jalopies must go! All Old Cars will need to be removed from sight within the community in the coming weeks.

### New Business

Homeowners are required to install a CLEAR (Large or Small Round) LED 40w BULB as well as black square fixture with bird road and post painted Gloss Black for uniformity. NOT ONLY ARE THESE LED BULBS GORGEOUS, THEY WILL LAST A LONG TIME! If your lamppost is not working, it could be the solar cell. It was moved by Kathy Bazzell and seconded by Jim Houk to adjourn the meeting. The ACC meeting was adjourned at 6:46 p.m. All present Board members approved. The next meeting is scheduled for January 10, 2019 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting was called to order on December 13, 2018 at 6:49 p.m.

Those Board members present included President, Jim Houk; (absent) Vice-President Elizabeth Myer, Kathy Bazzell, (absent) Kathy Evans, (absent) Destin & Jaclyn Klein.

There was (1) Clubhouse rental for December 9, 2018. Upon arrival at the board meeting the Clubhouse Heat Pump was not working. Jackson Heating & Cooling will be out on Friday December 14, 2018 between 11:00am and 2:pm cst to assess the repair.

POOL: Coping work is still expected to be completed at a time to be determined based on contractor availability. All-Star Pools will be coming out to provide work scope and complete in the coming weeks or in the late winter months.

BORDER FENCE: The Board is actively pursuing the replacement of the Border fence along the Old Madison Pike side, please be patient as we explore options in the coming months. Financial reports were reviewed for month ending November 30, 2018 showed a combined balance of \$17,280.92 in current cash assets. This does not reflect up to (3) payment of the Lawn Troopers October through December 1, 2018. Lawn Troopers has made corrections to their billing procedures to avoid this in the future. There are many homeowners dues becoming severely delinquent. Please make every effort to bring your past due accounts to current status immediately to avoid a lien being placed on your property. We encourage ALL to attend the board meetings and become active board members.

It was moved by Kathy Bazzell and seconded by Jim Houk to adjourn. All present Board members approved. The meeting was adjourned at 7:04 p.m. The next meeting is scheduled for January 10, 2018 immediately following the ACC meeting that same evening.