

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on Feb. 9, 2017 at 6:35 p.m.

Those Board members present included President, Jim Houk; Vice-President, Beth Meyer (6:50 arrival); Secretary, Joan Snow; members-at-large, Kathy Bazzell and Bill Snow.

Meeting minutes for Dec. 2016/Jan. 2017 were posted to the Community Bulletin Board on Jan. 18, 2017; as well as the HOA website. It was moved by Kathy B. and seconded by Bill to approve the minutes as posted. All present Board members approved.

Old Business

The Property Inspection subcommittee presented criteria and/or guidelines for the specific acceptable colors for home exterior siding/trim/doors; the style and color of lampposts and light bulbs; the type and placement for house numbers, etc. It is important to understand that the life expectancy of any exterior paint is 5-7 years, and that time period has transpired since the last issue of colors& styles.

As a result of several successive motions, and Board votes for approval:

- a) There are ten ACC approved House colors from Pittsburgh (PPG) Paint Store with a Cape Cod/New England theme posted on the Community Bulletin Board for the subdivision. These paints should be either exterior Flat or Satin.
- b) Trim Color will be an exterior Semi Gloss, and will be PPG Commercial White.
- c) Door Colors will be an exterior Semi Gloss, and will be either PPG Commercial White, or Black Magic Color.
- d) Lamppost is to be a black Hampton Bay, one bulb Outdoor lamp, with Bird rods with knobs. The bulb is to be clear.
- e) Garage doors are white, 4 x4 panel door with NO windows. These can be wooden or vinyl and will not require painting.

f) Fences are to be wooden, 6in. x 6ft. pickets. Gates are wooden also, however, may have different heights that have been previously approved. Those residents with metallic gates must request approval from ACC PRIOR to replacement.

g) House numbers must be black, The Hillman Group - Distinctions 4 in. Flush Mount Metal Black Color - Home Depot Model # 84314X. The house numbers should be centered on the lot, fastened to the siding and about 6 feet off the ground. There may be times when numbers may be placed elsewhere with approval.

Residents are advised that these new specifications will be phased in as the need arises. NO lot owner is expected to make any changes until such time as painting/other modification becomes necessary. At the same time, no homeowner will be permitted to repaint using an existing paint color, (unless the color is on the current approved list), and any attached home's color must match their neighbor's home color. Other colors may be requested by lot owners for approval by the ACC PRIOR to painting.

There was a review of the inspection summary sheet that will be used to inform residents of the need to make specific repairs. **This spring is always a good time to make needed reparations so PLAN AHEAD! Letters for same will be mailed by the end of March, 2017.**

New Business

There is a Green recycling bin missing from east end dumpster area (should be three). No one is aware as to why the bin is missing, however, Joan will follow up with the Republic Services waste management after they have emptied the recyclables to ascertain whether they, too, were aware of the disappearance.

There is a vehicle owned by a tenant that is periodically parked on the common area lawn of Lot 101. This is a violation of the Breckenridge Covenants and Restrictions. Despite repeated communications to the Property Management Company, the unwelcome parking continues. Hence, going forward, a fine of \$50

shall be imposed with each and every instance of this unacceptable practice. A letter will be mailed to the landlord and resident.

Shots were fired at a home in the early morning hours of February 2. Luckily, there were no injuries. The police were notified; there is an ongoing investigation; license plate details were provided to the police from the active surveillance cameras employed in the subdivision. Although we do not understand who is responsible--nor the reasons why the shooting occurred--Breckenridge HOA reminds residents to be vigilant and continue to monitor their surroundings at all times.

It was suggested that the surveillance equipment--although useful at this time--might benefit from an upgrade. Jim will pursue cost estimates to present to the Board next month. In addition, many residents have expressed an interest in re/establishing a neighborhood watch group. Joan was tasked with organizing a meeting, which has been scheduled for Feb. 23, 2017 at 6:00 p.m. and invited Lt. Wayne Kamus from the Madison Police Department to provide assistance in the planning and implementation of a Neighborhood Watch group. All residents are invited to attend.

Further, the desire to develop an internal catalogue of residents and their contact information for use in emergencies was promoted. Wendy K. has volunteered to chair a team of people who will be requesting information from residents. Please understand the endeavor is one to generate stronger communication ties between the Board and residents, and hence residents are encouraged to participate.

The Breckenridge Board is willing to work with residents who fall behind on their HOA payments. In the past, residents who have had hardships have received concessions due to these hardships. It was moved by Kathy B and seconded by Beth, to repeal the \$20 late fee for Lot 30 due to hospitalization. Motion carried: the residents at Lot 30 shall have their late payment fee repealed.

It was moved by Beth and seconded by Kathy B. to adjourn the meeting. The ACC meeting was adjourned at 7:36 p.m. All present Board members approved. The next meeting is scheduled for March 9, 2017 at 6:30 p.m. *****

The Breckenridge Homeowner's Association (HOA) meeting was called to order on Feb. 9, 2017 at 7:37 p.m.

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

Meeting minutes for Dec. 2016/Jan. 2017 were posted to the Community Bulletin Board on Jan. 18, 2017; as well as the HOA website. It was moved by Bill and seconded by Beth to approve the minutes as posted. All present Board members approved.

There was one Clubhouse rental during the past month on the 21st.

The renewal of Turf Techs quarterly fertilization contract for \$3522.60 was approved. Important to note that there was a 6% hike in fees from the previous year, however, this was offset by a 10% discount pre-pay option, resulting in a savings of \$391.40.

The HOA is without a maintenance man as Gene has decided to resign his \$100/month position. We will need either to encourage volunteers to do the "small" maintenance projects, or to hire someone new. Suggested resources are welcome.

The city of Madison Chamber of Commerce has hired an advertising agency to sell space on the new Madison City map. Breckenridge was approached to purchase space, but the Board declined such a request as Breckenridge sees no value in the expense of advertising; we are not a for-profit business.

The financial report for the past month was reviewed. The current assets (bank accounts) showed a balance of 16,252.33, after debits totaled 11,442.55.

It was moved by Bill and seconded by Kathy to adjourn. All present Board members approved. The meeting was adjourned at 7:58 p.m. The next meeting is scheduled for March 9, 2017 immediately following the ACC meeting that same evening.