

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on Feb. 8, 2018 at 6:36 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myer, Kathy Bazzell, Kathy Evans & Jose Navarro. (special guest) Doug Goldstein (Applewood HOA President elect requested permission to attend meeting as an observer for learning ideas for meeting code of conduct.)

Meeting minutes for January 2018 were posted to the Community Bulletin Board on January 12, 2018 as well as to the HOA website. It was moved by Elizabeth Myer and Jose Navarro seconded to approve the minutes as posted. All present Board members approved.

### 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. Continued evaluation of common areas improvements will also be pursued.

### 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 in need of a new SOLAR CELL available at Home Depot or Lowes.

Concerns regarding AT&T cleanup and sod planting was expressed, ALL HOMEOWNERS ARE ENCOURAGED TO WATER THEIR NEW SOD WHEN INSTALLED TO PREVENT DEATH OF SOD.

They will be replacing the yards with Bermuda Sod to enhance the yards. RESIDENTS MUST WATER THIS SOD OFTEN WHEN PLANTED to avoid it dying. Failure to do this will result in dead yard/sod. If you would like more info on the AT&T Fiber product, info can be found on the bulletin board or by registering to be notified

when available at [att.com/FiberFAQs](http://att.com/FiberFAQs) or calling Becky Parsons 205-365-1194 to order the service once available.

It was moved by Elizabeth Myer and seconded by Kathy Evans to adjourn the meeting. The ACC meeting was adjourned at 6:48 p.m. All present Board members approved. The next meeting is scheduled for March 8, 2018 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting was called to order on Feb. 8, 2018 at 6:49 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myer, Kathy Bazzell, Kathy Evans & Jose Navarro.

Meeting minutes for November were posted to the Community Bulletin Board on Jan. 12, 2018; as well as to the HOA website. It was moved by Elizabeth Myer and seconded by Kathy Bazzell to approve the minutes as posted. All present Board members approved.

There were no Clubhouse rentals during the past month. However, there is (1) rental May 3, 2018. The Clubhouse Heating & Air Unit was not functioning. Many thanks to Resident Owen Smith for reporting the strange loud noise coming from the outside unit. The unit was turned off and a call was made to Jackson Plumbing/Heating & Cooling for a repair call scheduled for Friday Feb. 9, 2018 from 10am to 2pm.

2018 pool repairs including leak detection, coping & pool area resurfacing were discussed and bids will be obtained through Burleson Pools, etc.

Lawn Care service provider bids will also be obtained for evaluation, voted on in March and awarded before April 1, 2018.

The financial report for the past month was reviewed. January 31, 2018 showed a combined balance of \$32,869.10 in current cash assets (bank accounts).

It was moved by Elizabeth Myer and seconded by Jose Navarro to adjourn. All present Board members approved. The meeting was adjourned at 7:21 p.m. The next meeting is scheduled for March 8, 2018 immediately following the ACC meeting that same evening.