

The Breckenridge Architectural Control Committee (ACC) meeting for February 14, 2019 was called to order at 6:33p.m.

Those Board members present included President, Jim Houk; Vice-President, Kathy Evans; Secretary, Joan Snow, and members-at-large, Kathy Bazzell. (Beth Meyer was not able to attend). Therefore a quorum is observed.

Meeting minutes for Jan., 2019, were posted at the mail box entry island/ community bulletin board on January 11, 2019. Approval for the minutes was tabled until the next meeting.

Old Business: Previously, residents with “Jalopies” and/or trailers in the streets or drive paths had been advised to remove their trailers/cars/trucks. *Action Item:* Jim will contact those residents who need a second reminder.

New Business

- Resident at LOT # 98 has requested approval to replace the current rooftop with the exact same composition style roof tiles: black/ three tabbed. As there is no difference in roof make-up before and after there is no need for immediate approval from the Board. The owner was so advised via phone call on January 25, 2019.
- A neighboring resident has filed a dispute form regarding a lot border fence that may be encroaching. *Action Item:* Jim will review and discuss issue with both owners.

It was moved by Kathy Evans and seconded by Kathy Bazzell to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 7:08 p.m. The next meeting is scheduled for March 14, 2019 at 6:30 p.m.

The Breckenridge Homeowner’s Association (HOA) meeting for February 14, 2019 was called to order at 7:08 p.m.

Those Board members present included President, Jim Houk; Vice-President, Kathy Evans; Secretary, Joan Snow, and members-at-large, Kathy Bazzell. (Beth Meyer was not able to attend). Therefore a quorum is observed.

Meeting minutes for Jan., 2019, were posted at the mail box entry island/ community bulletin board on January 11, 2019. Approval for the minutes was tabled until the next meeting.

There were no Clubhouse rentals this past month. However, there is a reservation for March 15, 2019.

Lampposts were reviewed for functionality and/or repair on January 25, 2019 at 5:15 a.m., and again on February 15 at 4:10 a.m. Several lampposts were unlit during both reviews. Each resident has been advised via memo placed at their front door or lamppost requesting immediate attention. *Action Item:* Joan will conduct a follow on review in early March to determine if there is a need for corrections.

Old Business - Huntsville Utilities has contracted with Aclara to install their desired electronic (AMI) meters. This work has been completed.

Previously contracted work to repair the coping blocks at the pool is yet to be completed. *Action Item:* Jim will be contacting the vendor (All Star pools) to set a completion date.

New Business: Residents (and their guests) are advised there is a speed limit within Breckenridge that is set at **15 miles per hour** due to the narrow streets, and because there are students walking to/from buses, and others who walk their dogs or exercise within the streets and may not hear or see approaching cars.

-----*Action Item:* All drivers: PLEASE SLOW DOWN-----

In preparation for Spring/Summer& the Pool seasons, Board members will be coming around to provide copies of the pool rules and guidelines, and to update our resident list. If you would like an advance copy of the pool rules, you can download same from the **Breckenridge HOA.net** website, and submit completed forms in the mailbox outside the Clubhouse. A copy of the ACC inspection and recommendations for improvement of properties will be posted at the Community Bulletin Board for your perusal.

Two apparently NON –RESIDENT vehicles were video taped entering the subdivision, driving directly to a trash bin as observed by a resident, dumping waste, and then video taped exiting the subdivision immediately thereafter. This practice is known as “dumping;” is illegal per Madison City Code. Action Item:

Joan will contact Code Enforcement with the license tags and descriptions of these vehicles for next steps.

The Board will be reviewing current vendor contracts for performance, rates and renewals. *Action Items:* Joan will be contacting Republic Services (trash/recycling); Kathy Evans will be seeking potential vendors for consideration, and Jim will work with Misty Ortiz to determine which contracts are up for renewal.

The financial report for the past month was reviewed. At the end of January, 2019, the current accounts showed a balance of \$22, 507.33 in current assets (bank accounts), after debits totaling \$ 6,845.04 were expended. It was moved by Joan Snow, and seconded by Kathy Bazzell, that we adopt a budget summary page that will be reviewed each month. The motion was approved. *Action Item:* Joan will contact Misty Ortiz at Brenda Blevins to request same.

It was moved by Kathy Evans and seconded by Kathy Bazzell to adjourn. All present Board members approved. The meeting was adjourned at 7:40 p.m. The next meeting is scheduled for March 14, 2019, immediately following the ACC meeting that same evening.