

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on Jan. 11, 2018 at 6:35 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myers, Kathy Bazzell, (not present) Kathy Evans.

Meeting minutes for November & December 2017 were posted to the Community Bulletin Board on January 10, 2018; as well as to the HOA website. It was moved by Elizabeth Myers and Kathy Bazzell 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

In attendance was Todd Parker lead contractor/foreman of AT&T Fiber Installation project to answer questions about AT&T Fiber installation project on-going over the next few weeks. The contractors were notified of parking and red curb guidelines and will be sensitive with respect to the parking guidelines. Although they are working within the right-of-ways as outlines in the City of Madison survey plats, they admit there may be occasional inadvertent damage to driveways, water meters, electrical or cable lines. They will assume FULL RESPONSIBILITY for replacing and repairing any damage resulting from the installation of the High-Speed Internet Fiber Lines. They will also 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 or calling Becky Parsons 205-365-1194 to order the service once available.

It was moved by Elizabeth Myers and seconded by Kathy Bazzell to adjourn the meeting. The ACC meeting was adjourned at 6:56 p.m. All present Board members approved. The next meeting is scheduled for February 8, 2018 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on Jan. 11, 2018 at 6:56 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myers, and Kathy Bazzell, (not present) Kathy Evans.

Meeting minutes for November were posted to the Community Bulletin Board on Jan. 10, 2018; as well as to the HOA website. It was moved by Elizabeth Myers 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.

The hard freeze December 31, 2017 into January 1, 2018 resulted in a copper water pipe burst in the Clubhouse resulting in large amounts of water in the floor of the Clubhouse. The standing water was removed using a wet/dry vac saving the floor vinyl floor from buckling. The leak was repaired with PEX line (expanding pipe when frozen) to minimize any leaks on the future. The exterior siding removed on the exterior wall where the pipe burst occurred was re-installed, caulked, and sealed with primer. The interior sheetrock opposite the pipe burst was repaired, sanded and painted with matching paint. The board will make efforts to run water in the sinks of the clubhouse during periods of freezing weather to prevent issues in the future.

2018 pool repairs including leak detection, coping & pool area resurfacing were tabled to future meetings.

Annual Elections were held and new board member(s) added. The Breckenridge HOA Board Member for 2018 are as follows:

Jim Houk - President

Elizabeth Myers - Vice-President

Kathy Bazzell - Secretary

Kathy Evans - Member

Jose Navarro - Member (New Board Member)

We congratulate our new Board Member Jose Navarro to the Board! We encourage any homeowner who would like to be a board member to get involved. The Board meets every second Thursday of every month at 6:30pm in the Clubhouse. ALL Homeowners are encouraged to attend to observe and participate in the meetings.

The financial report for the past month was reviewed. December 31, 2017 showed a balance of \$24, 725.93 in current assets (bank accounts).

It was moved by Elizabeth Myers and seconded by Kathy Bazzell to adjourn. All present Board members approved. The meeting was adjourned at 7:35 p.m. The next meeting is scheduled for February 8, 2018 immediately following the ACC meeting that same evening.