

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on January 10, 2019 at 6:36 p.m.

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

Meeting minutes for December 2018 were posted to the Community Bulletin Board on December 14, 2018 as well as to the HOA website. The minutes were accepted as posted motion made by Kathy Bazzell, seconded by Kathy Evans, 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 Elizabeth Meyer and seconded by Kathy Evans to adjourn the meeting. The ACC meeting was adjourned at 6:54 p.m. All present Board members approved. The next meeting is scheduled for February 14, 2019 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting was called to order on January 10, 2019 at 6:55 p.m.

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

There was (1) Clubhouse rental for December 9, 2018. Upon arrival at the December board meeting the Clubhouse Heat Pump was not working. Jackson Heating & Cooling was called out to repair the no heat call. It was determined to be a faulty/melted breaker and was replaced several days after the part arrived for a total charge of \$284.00 due to the Breckenridge Membership in the Jackson Savings Program.

POOL: Coping work is still expected to be completed at a time to be determined based on contractor availability. Pool contractors will be coming out to provide work scope and complete in the coming weeks or in the late winter/early spring 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 December 31, 2018 showed a combined balance of \$16,662.39 in current cash assets. 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. 2019 ELECTIONS: Joan Snow was nominated Secretary by Elizabeth Meyer, seconded Kathy Evans, all was in favor. Kathy Evans was nominated for the position of Vice-President, motion made by Elizabeth Meyer and seconded by Kathy Bazzell. All approved. Jim Houk was nominated to remain President by Elizabeth Meyer, Seconded by Kathy Evans. All Approved.

*2019 Board Members:*

President-Jim Houk

Vice-President-Kathy Evans

Secretary: Joan Snow

Board Members at Large: Elizabeth Meyer

Kathy Bazell

We encourage ALL to attend the board meetings and become active board members. Elizabeth Meyer has requested at next HOA meeting to outline and determine goals and priorities for 2019.

It was moved by Elizabeth Meyer and seconded by Kathy Evans to adjourn. All present Board members approved. The meeting was adjourned at 7:28 p.m. The next meeting is scheduled for February 14, 2019 immediately following the ACC meeting that same evening.