

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on July 13, 2017 at 6:35 p.m.

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

Meeting minutes for June, 2017, were posted to the Community Bulletin Board and to the HOA website on June 12, 2017. It was moved by Beth and seconded by Bill to approve the minutes as posted. All present Board members approved.

### Old Business

The Bid submitted in June for repairs to the weather vane, perimeter fence, as well as power washing the mail station, dumpster areas and clubhouse curbing, plus sanding/painting of the lampposts; and securing the poolside umbrellas was rescinded so as to avoid any misperceptions. Later in the week, Jim Houk volunteered to undertake power washing and sanding and repainting of the lampposts at no charge to the HOA.

### New Business

There was discussion as to an HOA repair list development: needs versus wants vs. ideals. The list of needs is growing, and requires prioritizing. Aesthetics is one consideration, and the timing of many of the repairs is another. The Board will meet at another time to development the priority for each identified repair.

There was a suggestion that Board members and guests engage in repair tasks after each meeting. There was discussion about liabilities for injury and whether those who do repair tasks should be licensed and insured (including board members). Hence, it was moved by Kathy E and seconded by Joan to address the perimeter fence issues immediately by seeking estimates to repair the damaged areas. The motion passed, and bids will be collected for consideration/action.

There was a proposal to purchase a Pressure washing unit for HOA to use in the common areas. It was moved by Joan and seconded by Kathy E to purchase a power wash unit, the motion carried. The use of the machine will be restricted to only contracted labor to clean same. It will not be used for any one's personal use.

On July 17, at 1:45 a.m., the lampposts were reviewed to determine if they are functioning. Letters will be mailed to the owners of the 17 properties whose lamppost are not functioning currently. Lampposts will be re-inspected in two to three weeks.

There was a question as to who is parking a boat on a trailer at the Clubhouse. It was present during the July 4 week holiday, and has been seen other times. It is hoped that the owner of the vehicle will find alternative parking area since they are parked at a spot that is designated as parking for the Clubhouse/pool only.

The Pod located at LOT 26 has been removed. Thank you, and welcome to the neighborhood.

It was moved by Beth and seconded by Kathy B to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 7:31 p.m. The next meeting is scheduled for Aug 10, 2017 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting was called to order on July 13, 2017 at 7:32 p.m.

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

Meeting minutes for June, 2017, were posted to the Community Bulletin Board and to the HOA website on June 12, 2017. It was moved by Beth and seconded by Kathy E to approve the minutes as posted. All present Board members approved.

There was one Clubhouse rental on June 12. The AC capacitor malfunctioned recently and an emergency repair was needed. On July 7, a quorum of Board members voted via text message to have the unit repaired.

The Community has been awarded the Madison City Beautification award yet again with a score of 98/100, and we are again on the Honor roll due to having won five or more consecutive years. The Beautification committee mentioned that the rose bushes are diseased, and need to be removed. Titan Services was informed of same. In addition, there are dead junipers at the entrance that should be removed.

There have been complaints that we are no longer receiving weekly lawncare, despite the increase in staff and monthly fees. Also, the resident at LOT 33 has not been opening their gate, thereby preventing their neighbor from getting their rear yard mowed. The resident at LOT 33 will be approached to provide some awareness, and request their cooperation.

The financial report for the past month was reviewed. June, 2017, showed a balance of \$27, 942.97 in current assets (bank accounts), after income of \$9061.00 and debits totaling \$7376.95 were expended. There was a request to send HOA statements to each homeowner so as to address any discrepancies owners might see in the accounting, and to provide a current state understanding of their payments. Late fees were discussed for July payments. It was agreed by the Board members that those owners who paid the previous monthly amount of \$73.00 would not be charged with a penalty, however, owners who did not pay anything on time would be penalized.

A contract with AT&T has come due to be renewed. Several services such as technical support and Office 365 are included; however, these services are not being used. It was moved by Joan, and seconded by Kathy E to terminate the contract.

It was moved by Beth and seconded by Kathy B to adjourn. All present Board members approved. The meeting was adjourned at 8:13 p.m. The next meeting is

scheduled for Aug. 10, 2017, immediately following the ACC meeting that same evening.