

The Breckenridge ACC meeting was called to order on July 14, 2016 at 6:31 p.m.

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

Meeting minutes for June, 2016, were posted to the Community Bulletin Board on June 15, 2016; as well as the HOA website. It was moved by Stephanie, and seconded by Beth to approve the minutes as posted. All present Board members approved.

Once again, Brenda Blevins Tax and accounting has replaced the accountant who assists Breckenridge HOA. The new representative is Caleb Rozar.

Old Business

The report listing the areas of damaged curbing in need of replacement was completed on June 17, and submitted to Mr. Kent Smith of the Department of Public works in Madison. Mr. Smith acknowledged the receipt of same and explained the next steps: "...the areas [will be] placed on the list to be repaired and will be taken care of as the city can."

The ACC inspections for violations of the Breckenridge Covenants was completed on July 1. Caleb has been asked to send letters to all residents and/or homeowners. These violations should be cleared within either 30 or 90 days. After these time periods have passed, the properties will be re-inspected for completed corrections, and if necessary fines will be assessed.

The community and resident lampposts have also been inspected, and on or about June 10, letters about non-compliant lampposts were posted at the individual houses; letters were mailed to non-resident owners. The lampposts will be inspected again in mid to late July and owners whose lampposts are still non-functioning will be fined and their pool cards will be de-activated at that time. A notice to this effect has been posted at the Community Bulletin Board on July 4 weekend.

New Business

Several residents on Bridle Trace Lane have asked about the trees on the eastern perimeter waterway. The trees look as though they are to fall into SE yards, but the root structures seem to be eroding due to the water in the drainage ditch. **This ditch is NOT a part of the Breckenridge common areas**, but are part of the US Dept of Interior

Protected Waterways Thus, the Board is pursuing solutions to the issue, and plans to start contacting governmental agencies to seek input/assistance.

It was moved by Beth and seconded by Stephanie to adjourn the meeting. The ACC meeting was adjourned at 7:01 p.m. All present Board members approved. The next meeting is scheduled for August 11th at 6:30 p.m.

The Breckenridge Homeowner's Association ACC meeting was called to order on June 9, 2016 at 7:03 p.m.

Those Board members present included President Jim Houk; Secretary, Joan Snow; members at large Stephanie Lee, Beth Meyer, and Bill Snow.

HOA Meeting minutes for June, 2016, were posted to the Community Bulletin Board on June 15, 2016; as well as the HOA website. It was moved by Stephanie, and seconded by Beth to approve the minutes as posted. All present Board members approved.

The Clubhouse was thoroughly cleaned on June 28th, and will be cleaned thoroughly again in the coming months. Stephanie remarked that the clubhouse needs several repairs (e.g., rain gutter, cracked window, and mold on some areas. She was requested to list same and the needs will be addressed. There was one Clubhouse rental during the past month.

The flagpole and pool suffered some damage after the windstorm early this month. The flagpole was destroyed and has since been repaired until a new flagpole can be purchased. One lamp at the pool was blown off of its post into the common area to the south (which has since been repaired), and one umbrella was blown into the pool. The pool umbrellas are wearing thin, and should be replaced after this season. residents using the pool are encouraged to close the umbrellas when not in use to prevent damage during storms.

Still looking to recruit other members of the pool committee from the Breckenridge community to ensure that there are ample supplies in the restrooms, to empty the trash and to address any other issues that require attention or repair. If interested, please contact a Board member: call 256.922.1080 or send an email to the breckenridgehoa@hotmail.com.

Residents have asked that the lawn cuttings be blown in the street rather than back in the yard, however, the practice is for the lawn cuttings to be blown back into flower beds to compost and fertilize.

The Board is starting to pursue ideas for the new perimeter fence. No decisions have been made, but the Board continues to collect ideas as to materials, colors, and designs to be incorporated into the final project.

The financial report for the past month was reviewed.

It was moved by Joan and seconded by Beth to adjourn. All present Board members approved. The meeting was adjourned at 7:30 p.m. The next meeting is scheduled for August 11th immediately following the ACC meeting that evening.