

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on July 12, 2018 at 6:35 p.m.

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

Meeting minutes for June 2018 were posted to the Community Bulletin Board on June 15, 2018 as well as to the HOA website. It was moved by Elizabeth Myer seconded by Destin Klein to approve the minutes as posted. All board 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. 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 ALL HOMEOWNERS ARE ENCOURAGED TO WATER THEIR NEW SOD WHEN INSTALLED TO PREVENT DEATH OF SOD.

Breckenridge wins Beautification Award! Many thanks for Kathy Evans & Kathy Bazzell for attending the Ceremony on June 21, 2018 to receive the award on behalf

of the residents of Breckenridge. The certificate is on display in the foyer of the Clubhouse.

It was moved by Elizabeth Myer and seconded by Destin Klein to adjourn the meeting. The ACC meeting was adjourned at 6:45 p.m. All present Board members approved. The next meeting is scheduled for August 9, 2018 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on July 12, 2018 at 6:46 p.m.

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

There was 1 Clubhouse rental (July 2, 2018) during the past month and there is (1) rental planned on August 4, 2018.

POOL: Coping work is still expected to be completed at a time to be determined based on contractor availability. All-Star Pools will be coming out to provide work scope. Notices will be posted if pool is to close for the 1 day of planned repairs. PLEASE NOTE: IF YOUR DUES ARE NOT CURRENT YOUR POOL CARD WILL NOT BE ACTIVATED!

BORDER FENCE: The Board is actively pursuing the replacement of the Border fence along the Old Madison Pike side. Plans are to have a wood fence similar to the fence on Shelton Road near Flagstone Apartments. We are exploring fencing options from 6 to 10ft. A meeting between the Madison City Mayor Paul Finley and Jim Houk took place on June 21, 2018 to discuss potential City involvement of the fence as well as street repaving of the streets within Breckenridge. Results of this meeting are still pending on response from Mayor Finley.

The financial report for the past month was reviewed. June 30, 2018 showed a combined balance of \$16,172.81 in current cash assets (bank accounts). Settlement checks from past due homeowners are expected to continue in the coming months.

Board member Jose Navarro has resigned due to schedule conflicts. Many thanks to Jose for his service to the community. We encourage ALL to attend the board meetings and become active board members. Future agenda includes the creation of a special committee and/or "Social Director" for the purpose of organizing social events within the community for the residents. More info in the coming months.

It was moved by Elizabeth Myer and seconded by Destin Klein to adjourn. All present Board members approved. The meeting was adjourned at 7:23p.m. The next meeting is scheduled for August 9, 2018 immediately following the ACC meeting that same evening.