

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on June 14, 2018 at 6:35 p.m.

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

Meeting minutes for May 2018 were posted to the Community Bulletin Board on May 11, 2018 as well as to the HOA website. It was moved by Destin Klein and Elizabeth Myer seconded 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 in need of a new SOLAR CELL available at Home Depot or Lowes.

ALL HOMEOWNERS ARE ENCOURAGED TO WATER THEIR NEW SOD WHEN INSTALLED TO PREVENT DEATH OF SOD.

Breckenridge wins Beautification Award! Kathy Evans & Kathy Bazzell will be attending the Ceremony to receive the award on behalf of the residents of Breckenridge. The certificate will be placed on display in the foyer of the Clubhouse when received.

A new Siding Color was voted on and approved to be used effective immediately for all property owners. The color is "Modern White" Sherman Williams swatch #sw6168. The motion to approve was made by Destin Klein and seconded by Kathy Evans.

It was moved by Destin Klein and seconded by Kathy Evans to adjourn the meeting. The ACC meeting was adjourned at 7:05 p.m. All present Board members approved. The next meeting is scheduled for July 12, 2018 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on June 14, 2018 at 7:05 p.m.

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

There was 1 Clubhouse rental (May 26, 2018) during the past month and there are (2) rentals in July, one on July 2, and July 28, 2018.

POOL: Coping work is still expected to be completed at a time to be determined based on contractor availability. 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 has been requested between the Madison City Mayor Paul Finley and Jim Houk to discuss potential City involvement of the fence

as well as street repaving of the streets within Breckenridge. Results of this meeting will be discussed in future meetings.

The financial report for the past month was reviewed. May 31, 2018 showed a combined balance of \$11,655.90 in current cash assets (bank accounts). Settlement checks from past due homeowners are expected soon.

It was moved by Elizabeth Myer and seconded by Kathy Bazzell to adjourn. All present Board members approved. The meeting was adjourned at 7:40p.m. The next meeting is scheduled for July 12, 2018 immediately following the ACC meeting that same evening.