

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on June 8, 2017 at 6:33 p.m.

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

Meeting minutes for May, 2017, were posted to the Community Bulletin Board on May 20, 2017; as well as to the HOA website earlier in the month. It was moved by Beth and seconded by Bill to approve the minutes as posted. All present Board members approved.

### Old Business

Lampposts that still require repair will be assessed the \$50, as the deadline to correct non-functioning lampposts has passed. Blevins accounting will be sending letters with fines attached. Those Lots who are in process of repairs will not be fined.

### New Business

Breckenridge has again been awarded a Beautification Award from the City of Madison Beautification and Tree Board. Well done!

New owner's at LOT 26 have had a dumpster in their drive, which has been removed as promised. However, there will now be a POD coming.

The owners at LOT 10 have asked for reconsideration of the request to move their house numbers. The Board adopted guidelines February that specify numbers should be centered on the house, and in aligned horizontally, so that emergency responders do not have to search for where house numbers are placed. The owners will be so advised.

The owner of LOT 25 has white blinds that do not fill the window. The owner explained that the blinds open both at the bottom and top, and are set in a way to provide light inside as well as privacy. No action was necessary.

The owner of Lot 82 requires access to the yard behind the house at Lot 77 to effect repairs. Lot 77 has three dogs in the yard, and they are preventing repairmen to complete the contracted work. A Board representative will make this request in person.

The house at LOT 74 has a water leak, and the city has been advised as to the need for repairs.

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 7:05 p.m. The next meeting is scheduled for July 13, 2017 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting was called to order on June 8, 2017 at 7:12 p.m.

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

Meeting minutes for May, 2017, were posted to the Community Bulletin Board on May 20, 2017; as well as to the HOA website earlier in the month. It was moved by Kathy and seconded by Beth to approve the minutes as posted. All present Board members approved.

Parking issues: Residents are reminded that there are no reserved parking spaces in the community. All parking is on based on space availability—e.g., first car in a space may retain same.

The police came to Briargate on May 13 to clear the “logjam” of parked cars at the Southwestern corner. Although no tickets were issued to car owners, the police advised that the Madison Municipal code requires that cars park on the side of the road where there is no red painted curbs. In addition, the passenger side of the car needs to be parked at the curb, and no more than 18 inches away from the edge. To date, the parking issue seems to have eased. A grey jeep has been parking on the lawn of a resident at LOT #73 , which is a red curb side. After an HOA representative discussed the issue with the host of said jeep, the jeep is now parking on the appropriate side of the street. Thank you!

There were no Clubhouse rentals in May. The Clubhouse did receive the annual deep clean on May 5.

The pool opened on May 12. The pool access was turned on for those residents and owners who were current on their HOA fees, and had no other ACC corrections that had passed their deadline date. The Pool Use agreements need to be signed by all residents in order to be provided access to the pool.

Umbrellas for the pool were purchased to replace the old and tattered set (\$272.31). The stairs at the Clubhouse required replacement as they were becoming a safety hazard. AAM Structural repairs replaced same (\$750.00).

A proposal for repainting the lampposts around the pool, and installing new bulbs; repairing the weather vane on the Clubhouse, repairing the perimeter fence in several places, and pressure washing the mail island, and dumpster concrete was presented to the Board. The repairs will put out to bid for other proposals for the same work.

It was mentioned that there is a water leak in the pool which requires repair. It may possibly be necessary to drain the pool. Hence, the leak repair will be addressed after the close of the pool later this year.

The lawncare contract with Titan Services has been finalized for April, 2017-2018. There will be an increase of \$250 per month, with the monthly fee being \$2750.00.

The entry has been replanted as a part of the contract, as well as the removal of the rotted tree which fell at LOT #103.

The resident at LOT #32 offered to plant Monkey grass at the perimeter of the pool fence, however, due to the possibility attracting bees and wasps, there was not much support for same.

The financial report for the past month was reviewed. May, 2017, showed a balance of \$ 17,116.68 in current assets (bank accounts), after debits totaling \$ 9,882.37 were expended. It was noted that 5K was moved from checking to savings, which will be reflected in the statement next month.

It was moved by Bill and seconded by Kathy B to adjourn. All present Board members approved. The meeting was adjourned at 7:47 p.m. The next meeting is scheduled for July 13, 2017, immediately following the ACC meeting that same evening.