

The Breckenridge Architectural Control Committee (ACC) meeting for March 14, 2019 was called to order at 6:32 p.m. Those Board members present included President, Jim Houk; Vice-President, Kathy Evans; Secretary, Joan Snow, and members-at-large, Beth Meyer. (Kathy Bazzell was not able to attend). Therefore a quorum is observed.

Meeting minutes for Feb., 2019, were posted at the mail box entry island/ community bulletin board on Feb. 17, 2019. Board members approved the minutes from February as posted.

Old Business: Previously, resident's trailers/older cars in the streets or drive paths had been advised to remove their trailers/cars/trucks. Per the Use restrictions cited in the covenants: *No recreational vehicles, no trailers,...shall be permitted on the Property at any time. No vehicles shall be placed on blocks, either in the front or back yards of the Lots, nor shall junk cars be allowed to be parked anywhere on the Property.* Action Item: Jim will contact those residents needing a second reminder.

A resident at LOT 99 who had filed a dispute form regarding a lot border fence that may be encroaching on the property line has come to an agreement with the neighbor. Hence, no further action is required.

### New Business

- The resident at LOT 59 is complaining that the neighbors at LOT 60 have incessantly barking dogs, and has requested assistance from the Board. The resident was referred to Madison Municipal Code Enforcement as this is a civil matter.
- The owner of LOT 82 has requested approval to remove cypress trees and a fence bordering the property line with LOT 77, as well as financial assistance with regard to repairs for drainage issues. After careful consideration, the Board is willing to grant approval for the repair plan submitted (fence and tree removal plus drainage repairs), but will not provide any financial support as requested due to the covenants re: maintenance.
- The owner of LOT 25 has requested replacement of the currently existing wood siding and trim with pre-painted hardie board in a color similar to that which exists now. After discussion about approved exterior paint and trim

colors, it was moved by Joan Snow and seconded by Beth Meyer that the resident may paint the trim in the approved PPG Commercial White color, and is able to install the hardie Board in “Woodland Cream” color assuming that it is compliant with the identified Board Colors. If the color is found to be non-compliant, the resident has agreed to repaint the siding in a color acceptable to Board members at the owner’s expense.

- There is a Briargate Lane resident who has installed Blue window shades which are non-complaint. Action item: Jim will contact the resident(s) and advise them to replace same.
- There are signs in some yards that are considered unacceptable per the covenants. These are political signs and signs from vendors advertising their services (fencing, plumbing, siding, etc.). Exceptions to these are the security signs forewarning of residential protection, and chemical treatments that can be harmful to children and pets. Any vendor who wishes to advertise is welcome to post a business card on the community bulletin board.

It was moved by Kathy Evans and seconded by Beth Meyer to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 7:34 p.m. The next meeting is scheduled for April 11, 2019 at 6:30 p.m.

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The Breckenridge Homeowner’s Association (HOA) meeting for March 14, 2019 was called to order at 7:34 p.m. Those Board members present included President, Jim Houk; Vice-President, Kathy Evans; Secretary, Joan Snow, and members-at-large, Beth Meyer (Kathy Bazzell was not able to attend). Therefore a quorum is observed.

Meeting minutes for Feb., 2019, were posted at the mail box entry island/ community bulletin board on February 17, 2019. Board members approved the minutes from February as posted.

There were no Clubhouse rentals in February, but there is a reservation for March 15, 2019. Action Item: Jim will ensure that the requesting resident has paid for the Clubhouse rental and will provide the resident with a key to the Clubhouse.

Lampposts that were non-functioning as of February 15 at 4:10 a.m. were noted, and each resident requiring repair had been advised to take immediate attention

via memo placed at their front door or on their lamppost on or about Feb. 22.  
Action Item: Joan will conduct a follow on review to determine if there is still a need for further corrections by month's end.

Old Business - Previously contracted work to repair the coping blocks at the pool is yet to be completed. Despite efforts to connect with the repair provider, the work is still incomplete. Action Item: Jim will be contacting the vendor (All Star pools) to set a completion date, OR will contract with another vendor to complete same.

\*\*In preparation for the Pool season, Homeowners and their tenants are advised to sign the pool rules and guidelines form available on the Breckenridge HOA, and to update our resident list. You can download same from the **Breckenridge HOA.net** website, and submit completed forms in the mailbox outside the Clubhouse. Action Item: All residents and tenants are expected to complete the appropriate form before May 25,2019.

Two apparently NON –RESIDENT vehicles video taped entering the subdivision, and dumping waste. Madison City Code was contacted about remediating this issue. The HOA was advised that this is a civil issue, and residents observing same are advised to contact to police department and request a criminal trespass and littering notice to be issued.

#### New Business:

The Board has approved several community services contracts:

- The contract for Turf Techs fertilization and weed control will continue with four applications a year and with no increase in rates.
- It was moved by Kathy Evans and seconded by Beth Meyer to renew Republic Services' trash removal/recycling contract for 36 months. Currently held by Republic Services and with no competing bids, the Contract proposal was for a slight reduction in monthly fees, but other fees and taxes are being increased.
- It was moved by Beth Meyer and seconded by Kathy Evans to renew the mowing contract for mowing yards and common areas with Lawn Trooper services. The representative has assured the Board that he will make every

effort to come each Wednesday (assuming no rain stoppage). The motion was carried.

- Liability Insurance – Currently held by TransAmerica, there are two competing bids. At this time the discussion was tabled for an in-depth review of best option. *Action Item:* Joan will compare the three bids and provide a summary for a vote to be considered next month.

Financial report: Blevins accounting has mailed each **owner** a summary of their HOA fees account as it stands now. A positive balance means there is money owed to the HOA. A negative balance means you have a credit. If you did not receive a copy of this summary, OR if you have questions, please contact Misty Ortiz directly at 256.880.9881

The financial report for the past month was reviewed. At the end of February, 2019, the current accounts showed a balance of \$ 22,602.00 in current assets (bank accounts), after debits totaling \$ 6304.02 were expended.

It was moved by Kathy Evans and seconded by Beth Meyer that we increase the HOA fees by 5% as is permitted by the Covenants. Effective July 1, 2019, the HOA fees will be \$78.00 monthly.

It was moved by Beth and seconded by Kathy to adjourn. All present Board members approved. The meeting was adjourned at 8:10 p.m. The next meeting is scheduled for April 11, 2019, immediately following the ACC meeting that same evening.