

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on Mar. 9, 2017 at 6:35 p.m.

Those Board members present included President, Jim Houk; Secretary, Joan Snow; and member-at-large Kathy Bazzell.

Meeting minutes for February were posted to the Community Bulletin Board on Feb. 13, 2017; as well as to the HOA website. It was moved by Kathy and seconded to approve the minutes as posted. All 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. ***If a property requires a lamppost replaced due to non-function, or a house needs to be painted due to peeling/fading, then those properties will be expected to use the recently adopted color/style changes.*** Otherwise changes will not be required. These recently adopted color/style changes were described in February's minutes as well as posted at the Community Bulletin Board. The ACC intends to complete these reviews by the end of March.

The ACC hosted Lt. Wayne Kamus from Madison Police Department on February 23 for a discussion of renewing our Neighborhood Watch efforts. The good news is that we have a relatively low crime rate in Madison, and our subdivision has not had any significant issues. **We are one of a few subdivisions with active surveillance cameras.** However, residents are advised to continue to do what is natural and easy: know your surroundings, and observe what is occurring around you. If you see something, do not confront anyone. Instead, contact the Madison Police Department: 256.722.7190 so that they can take action. There will be a follow on Neighborhood Watch meeting occurring March 14, 2017 at 6:15 p.m.

New Business

Titan Services, our community lawncare service, has started their “spring cleaning.” At this time they are working in the common areas clearing and pruning. Beginning in April, the property lawns will be mowed on Wednesdays, every other week. Residents are reminded that if they want the backyard mowed, any gate will need to be open, and any pet feces, rocks or tree branches will need to be removed from the lawn.

There was a street sign knocked down in the NE corner of the community. The Public works department is aware and will be replacing same.

It was moved by Joan and seconded to adjourn the meeting. The ACC meeting was adjourned at 6:57 p.m. All present Board members approved. The next meeting is scheduled for April 13, 2017 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on Mar. 9, 2017 at 7:00 p.m.

Those Board members present included President, Jim Houk; Secretary, Joan Snow; and member-at-large Kathy Bazzell.

Meeting minutes for February were posted to the Community Bulletin Board on Feb. 13, 2017; as well as to the HOA website. It was moved by Kathy and seconded to approve the minutes as posted. All present Board members approved.

There were no Clubhouse rentals during the past months, however the Neighborhood Watch group used the Clubhouse on February 23. In addition, there is a reservation for March 11, and the Neighborhood Watch meeting on March 14.

The owners of Lot 102 explained that they were unaware of the need to pay monthly HOA fees after their purchase in the latter half of 2016. It was moved by Joan, and seconded that late fees for the homeowner would be waived. The

motion was carried. The owner of Lot 85 also requested a waiver of late fees, but this request was tabled.

The financial report for the past month was reviewed. February, 2017 showed a balance of 18, 557.44 in current assets (bank accounts), after debits expended totaled 6,433.92.

It was moved by Joan and seconded by Kathy Bazzell to adjourn. All present Board members approved. The meeting was adjourned at 7:50 p.m. The next meeting is scheduled for April 13, 2017 immediately following the ACC meeting that same evening.