

The Breckenridge Homeowner's Association ACC meeting was called to order on March 10, 2016 at 6: 35 p.m.

Those Board members present included President Jim Houk; Vice President, Liz Howell; Secretary, Joan Snow; members at large Beth Meyer, and Bill Snow.

Meeting minutes for February were posted to the Community Bulletin Board on February 23, 2016. It was moved by Beth, and seconded by Liz to approve the minutes as posted, with the spelling correction of Howell. All present Board members approved.

The Board was informed that due to the recent rains, several lots on the northeastern edge of the subdivision experienced flood damage from the north/south channel that runs behind the homes. The owner of Lot 23 called the city of Madison, filed a claim with them, and the city has agreed to accept the claim and to pay damages for same. Structural engineers have been in the neighborhood and have started to clear the channel behind the affected homes of the debris. The goal is for the city to create a more free flowing channel that circles to the west and south of the subdivision.

As requested Gene Thomas came to make several repairs: The lamp head that was askew has been straightened; the subdivision sign lights at the entrance has had the bulbs replaced.

There will be two new blue trash dumpsters coming to replace those that currently in use and are rusting. The problem with the recycle bin collection has been explained: the new route driver was unaware of the bins on the eastern side and therefore made no effort to collect the recycled materials.

The trailer that is parked on the driveway on Bridle Trace Lane is still there despite letters having been sent requesting removal. Therefore Chris, at Blevins Accounting will be requested to send another letter which will have a fine assessed.

The truck on blocks parked in the street at 142 Bridle Trace Lane has expired tags. A letter shall be sent to the owners of the truck to request that the truck be moved off the street and fines shall be assessed.

Titan Services will commence mowing of common areas and backyards every other Wednesday beginning in April. Residents are reminded to unlock their gates or otherwise provide access to their yard, and to remove the pet waste and other debris from their yards that might cause damage to the mowers.

Turf Techs came and sprayed the weed control, and also added gravel to the flower beds of common areas.

Preparing for the summer, we will seek assistance with getting the pool furniture out of storage.

The violation report is still not active – however, we will make plans to walk the neighborhood and note violations in the coming months.

Adjournment: It was moved by Beth and seconded by Liz to adjourn the Board's ACC meeting. All present Board members approved. Meeting was adjourned at 6:58 p.m. Next meeting is scheduled for April 14, 2016.

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The Breckenridge Association Board meeting was called to order at 6:59 p.m. Those Board members present included President Jim Houk; Vice President, Liz Howell; Secretary, Joan Snow; members at large Beth Meyer, and Bill Snow.

Meeting minutes for February were posted to the Community Bulletin Board on February 23, 2016. It was moved by Liz, and seconded by Beth to approve the minutes as posted. All present Board members approved.

Clubhouse Rental Report– we have been sent checks for two rentals in December, 1 rental in January and another in February from Cost Cutters.

As mentioned, the new contract for lawn care was signed and they have been busy clearing the debris from the pool area, and will replace flowers there in the near term.

Financial report: Our representative, Chris Wallace at Blevins Tax and Accounting, prepares the monthly financial report for each meeting. The financial report for February was distributed and reviewed. Breckenridge tax form was signed today

The Board acknowledges that despite negotiating some excellent service contracts beneficial to Breckenridge, the HOA has continued to incur increasing expenses with regard to the maintenance of the common areas. Therefore, the increase warrants an increase in monthly Homeowner's Association dues. The motion was made by Joan Snow and seconded by Bill Snow to increase the monthly HOA fees 5% beginning July 1. The increase will raise the fees from \$70.00 to a new rate of \$73.00 per month. All present Board members approved.

The Pool and Violation committee's discussions were tabled again this month.

It was announced that there is a new law in Alabama called the "Alabama Homeowners' Association Act," H.B. 241, that took effect Jan. 1, 2016, which was developed to authorize a homeowners' association to adopt and enforce rules regarding the use of the common areas; to provide for the enforcement of rules against tenants of a member of the association; to authorize the association to assess charges for certain violations of the declaration and association rules; to provide for liens on a lot for unpaid assessments; to provide for judgments enforcing liens and releases for satisfaction of liens; to provide for an award of attorney's fees to prevailing parties. Breckenridge would need to opt into the protections afforded by the law, but at this time the law is still in the development stages--the Secretary of States' office has not determined the exact process or costs associated with implementation of same.

We all are reminded that we are "springing forward" one hour this coming weekend. Set your clocks!

Adjournment: It was moved by Beth and seconded by all that the Breckenridge Board meeting be adjourned. All present Board members approved. Meeting was adjourned at 7:40 p.m. Next meeting is scheduled for April 14, 2016.

#### New Business

Titan services has been bought out by one of the previous employees of the same business, and he is more hungry, and so Michael Barecky has already provided the contract for the next year, and there is no changes essentially to the rates. Wednesday to do the mowing and bushes Q: Motioned by Stephanie is to approve new contract for lawn care services. Seconded by Liz: Motion carried

Question about mulching the stuff against the pine fences – He is going to come and dig out the

Pansies didn't do well this year, and they didn't do well anywhere...but the dog crap is the biggest complaint

Gene will take care of the perimeter vboards, and the sign lite on the entrance, and flagpole, and lamp head is askew will be addressed