

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on May 11, 2017 at 6:37 p.m.

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

Meeting minutes for April, 2017, were posted 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

The ACC letters dated May 5, 2017, identifying necessary corrections to properties were mailed to owners. ***If a property requires (for example) 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.*** These recently adopted color/style changes were described in February's minutes as well as posted on the Community Bulletin Board.

There have been several questions about the clear light bulb style. The bulb should be a 40W clear glass bulb (non-fluorescent), with a "white" type of glow from the filament when lit.

Owners are reminded of the HOA dues increase from \$73.00 to \$75.00 that will occur on July 1, 2017. If you have not updated your mailing address with the HOA or if you **ARE NOT** receiving the regular notices being mailed, please be sure to contact Breckenridge via email at [breckenridgehoa@hotmail.com](mailto:breckenridgehoa@hotmail.com); or call 256.922.1080 to report new or changing mailing address information.

### New Business

Titan Lawn Care is looking for the first increase in their monthly fees in five years. The discussion centered on the benefits we derive if we agree to their terms. They have offered to remove the dying tree located on Lot 96 (at the entrance) without additional expense. The Board countered their offer, however, if we were to lose

their services, contracting with a new company may incur a much higher rate from competitors. The discussion will continue with the current lawn care company.

Republic Services collects blue bin trash on Mondays and Fridays. They have changed their collection of green recycling bins to Mondays only.

It was moved by Bill and seconded by Beth to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 7:02 p.m. The next meeting is scheduled for June 8, 2017 at 6:30 p.m.

\*\*\*\*\*

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on May 11, 2017 at 7:02 p.m.

Those Board members present included President, Jim Houk; Vice-President, Beth Meyer; Secretary, Joan Snow; and member, Bill Snow.

Meeting minutes for April, 2017, were posted 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.

Clubhouse report:

There were two Clubhouse rentals last month: April 15 and 16. Monday Morning cleaners arrived on May 5 to do the annual deep cleaning of the Clubhouse.

Board members arranged the pool furniture on May 10. Many thanks to Kathy B., Jim, Bill and Joan for assisting this effort. Residents are reminded that the pool is EVERYONE's responsibility, and Board members would welcome your assistance and support with various tasks during this pool season. Please ask how YOU can help in your available time!

The pool will be opened this season beginning Friday, May 12, at 10:00 a.m. New pool rules and regulation forms have been prepared by the HOA for owners to re-affirm their understanding of the rules and regulations. It was moved by Beth and

seconded by Bill that the new rules as amended during discussion be adopted for use.

Meetings at the Community Clubhouse on May 12, and on Saturday, May 13, from 9:45 a.m. through noon are scheduled so that **owners** can attend and sign the necessary Pool Rules and Regulations forms, acquire a pool access card (if one is not already in their possession), and to otherwise have any questions clarified. For those **owners** who cannot attend the meeting, please contact the Board via email or phone. Pool access will be terminated on Memorial Day if owners do not re-affirm their understanding of the HOA rules. **Remember, tenants need to have their landlord provide them with the pool access card.**

The umbrellas at the pool have deteriorated with sun and wind damage, and require replacement. Bill will pursue same. The Board asks that residents using umbrellas be sure to lower them after use to prevent damage to the new ones.

There was a question as to why the pool cannot be opened at 9:00 a.m. The reason for a 10:00 a.m. opening is to allow time for the chemicals added by the pool service early in the morning(s) to dissolve and dissipate into the water to avoid any burns or other injuries.

There is a grey jeep that is parking on the lawn of a resident at LOT #73, and destroying the lawn. The Board will try to identify whether the driver is a resident or guest, and a letter will be sent to the identified individual.

The resident at LOT #101 is still violating the parking rules, and will be contacted in person, as well as a letter attaching a fine to the property will be mailed to each the owner/property manager/tenant.

There are other vehicles that are also parking inappropriately on Briargate Lane that will be identified and receiving letters indicating the violations and potential fines to be imposed.

There is significant damage to the perimeter fence that borders Old Madison Pike in some places. Jim will look into the repair of same.

The financial report for the past month was reviewed. April, 2017 showed a balance of \$ 28,280.51 in current assets (bank accounts), after debits totaling \$ 5,277.94 were expended.

It was moved by Beth and seconded by Joan to adjourn. All present Board members approved. The meeting was adjourned at 8:14 p.m. The next meeting is scheduled for June 8, 2017, immediately following the ACC meeting that same evening.