

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on November 8, 2018 at 6:30 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myer, Kathy Bazzell, Kathy Evans, (absent) Destin & Jaclyn Klein.

Meeting minutes for September & October 2018 were posted to the Community Bulletin Board on October 13, 2018 as well as to the HOA website. It was moved by Elizabeth Myer seconded by Kathy Bazzell to approve the minutes as posted. All board 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. Letters will be sent to Homeowners who are in violation of the ACC. Continued evaluation of common areas improvements will also be pursued. Jalopies must go! All Old Cars will need to be removed from sight within the community in the coming weeks.

New Business

Homeowners are required to install a CLEAR (Large or Small Round) LED 40w BULB as well as black square fixture with bird road and post painted Gloss Black for uniformity. NOT ONLY ARE THESE LED BULBS GORGEOUS, THEY WILL LAST A LONG TIME! If your lamppost is not working, it could be the solar cell. Lawn Troopers planted cold weather pansy flowers and the sprinkler system was disabled due to the hard freeze ahead. The Flag pole light and ballast were replaced with a matching new 100w mercury bulb and ballast to restore flag pole lighting. The sign lights were tripping the breaker and were cleaned and repaired at no cost.

It was moved by Kathy Evans and seconded by Elizabeth Myer to adjourn the meeting. The ACC meeting was adjourned at 6:49 p.m. All present Board members approved. The next meeting is scheduled for December 13, 2018 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on October 13, 2018 at 6:50 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myer, Kathy Bazzell, Kathy Evans, (absent) Destin & Jaclyn Klein.

There was (1) Clubhouse rental for October 26, 2018.

POOL: Coping work is still expected to be completed at a time to be determined based on contractor availability. All-Star Pools will be coming out to provide work scope and complete in the coming weeks.

BORDER FENCE: The Board is actively pursuing the replacement of the Border fence along the Old Madison Pike side, please be patient as we explore options. Financial reports were reviewed for month ending October 31, 2018 showed a combined balance of \$16,158.67 in current cash assets with September 30, 2018 showing a balance of \$16,342.48. There are many homeowner's dues becoming severely delinquent. Please make every effort to bring your past due accounts to current status immediately to avoid a lien being placed on your property. We encourage ALL to attend the board meetings and become active board members.

It was moved by Kathy Evans and seconded by Kathy Bazaar to adjourn. All present Board members approved. The meeting was adjourned at 7:39p.m. The next meeting is scheduled for December 13, 2018 immediately following the ACC meeting that same evening.