

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on October 13, 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, Kathy Bazzell, and Bill Snow.

Meeting minutes for September were posted to the Community Bulletin Board on Sep. 13, 2016; as well as the HOA website. It was moved by Beth and seconded by Bill to approve the minutes as posted. All present Board members approved.

Old Business

The rat baits for the east dumpster have been purchased and placed, and the rat baits are being monitored weekly. The overhanging tree branches were cut back, but we are looking into having someone come and remove the debris behind the dumpster fence on the drainage ditch side.

The sod on Bentworth Lane was replaced by Madison Utilities.

The perimeter fence issue along the western side of the entrance has been addressed, but there are more issues with the fence in the same general area. The Board will look into replacing with a more permanent structure.

New Business

There was a break in of cars in the neighborhood around September 9. Several unlocked cars were opened and searched, and at least one car was broken into. The police were notified. **Residents are warned to be sure to lock their cars** especially if there are valuable items inside. We do have surveillance cameras functioning at the entrance/exit and will assist police with investigations.

There are several lampposts at homes which are non-functioning. Residents are asked to once again to check to see if their lampposts are working. If not, please repair same as soon as possible. The ACC will be inspecting lampposts in two weeks.

There was a question about whether yard sales are permitted. Breckenridge does not host a community wide yard sale as the width of streets is too narrow to accommodate all who may attend. If an individual resident chooses to host a yard sale, we ask that you monitor parking issues.

It was moved by Beth and seconded by Liz to adjourn the meeting. The ACC meeting was adjourned at 7:04 p.m. All present Board members approved. The next meeting is scheduled for November 10 at 6:30 p.m.

The Breckenridge Homeowner's Association meeting (HOA) was called to order on September 8, 2016 at 7:05 p.m.

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

Meeting minutes for September were posted to the Community Bulletin Board on Sep. 13, 2016; as well as the HOA website. It was moved by Beth, and seconded by Kathy B. to approve the minutes as posted. All present Board members approved.

There was one Clubhouse rental during the past month (Sep. 14). In addition, there has been a request to rent on October 15.

The pool has been closed and Gene has returned the most all of the pool furnishings to storage. Pool cards will be usable again in May, 2017.

The deep clean of the clubhouse was accomplished on September 15. Both the restrooms and the clubhouse were cleaned thoroughly.

There is an issue with one lot which is emanating strong pet feces odors, and is parking a truck on the lawn. A letter will be sent to the resident to cease parking in that manner and to clear the yard.

Lamp posts will be inspected again in two weeks. In January, the Board will review the trim colors and paints and develop guidelines for residents so that we can improve the aesthetics of the community. Stay tuned....

The financial report for the past month was reviewed.

It was moved by Beth and seconded by Bill to adjourn. All present Board members approved. The meeting was adjourned at 7:32 p.m. The next meeting is scheduled for November 10, 2016 immediately following the ACC meeting that evening.