

**Breckenridge Homeowner's Association**  
**Minutes of the Meeting– February 11, 2016**

The Breckenridge ACC meeting was called to order at 6:32 p.m. Those Board members present included President Jim Houk; Vice President, Liz Powell; Secretary, Joan Snow; members at large Beth Meyer, Stephanie Lee, Bill Snow.

Meeting minutes for January were posted to the Community Bulletin Board on January 25, 2016. It was moved by Beth, and seconded by Bill to approve the minutes as posted. All present Board members approved.

Atta Boy issued to Jim Houk for checking out the Clubhouse during the big storm earlier in the year.

The Board has received a letter from the attorney representing the owner at 180 Briargate Lane. Jim has taken action to discuss the matter with the new neighbors next door, who have agreed there will be no issue as to access to the property. Jim has issued a written response to the attorney explaining same.

Chris at Blevins accounting will be asked to send a violation letter including fine to the remaining trailer that is yet to be removed. There has been one previous letter sent to remind the resident that trailers are not permitted. A violation letter shall also be sent to the resident who has left a pick up truck on blocks

New Business: Titan services for lawn care has been bought out by one of the previous employees -- Michael Barecky. He has presented a contract for the coming year, and there are no changes essentially to the current rates. Regular mowing/bush trimming days will be every other Wednesday in the spring/summer (with follow on days to be Thursday if needed/available). It was moved by Stephanie and seconded by Liz to approve the new contract. All present Board members approved.

There was a question about mulching against the pine fences and potential damage to same-- Titan is going to come and dig out the debris in the pool area. It was noted that the pansies did not do well this year, but the dog waste is a bigger issue. Gene will take care of the cleaning the perimeter flower beds; the lights at the entrance and flagpole, and look at one of the lampposts lamps which is askew.

Adjournment: It was moved by Beth and seconded by Stephanie to adjourn the Board's ACC meeting. All present Board members approved. Meeting was adjourned at 7:05 p.m. Next meeting is scheduled for March 10, 2016.

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The Breckenridge Association Board meeting was called to order at 7:07 p.m. Those Board members present included President Jim Houk; Vice President, Liz Powell; Secretary, Joan Snow; members at large Beth Meyer, Stephanie Lee, Bill Snow.

The Board welcomed new residents - Bruce and Wendy at 147 Bridle Trace.

Meeting minutes for January were posted to the Community Bulletin Board on January 25, 2016. It was moved by Liz, and seconded by Beth to approve the minutes as posted. All present Board members approved.

Revenue: There was one rental on January 26<sup>th</sup>.

Pool – As mentioned in the ACC meeting, Titan Services will dig out the “stuff” that is growing around the pool -

Neighborhood Watch - Jim received a call about a person walking around and collecting cigarette butts from people's yards. Jim researched issue and shared the concerns with the resident involved. Another resident observed a person lurking behind the east end dumpster. The Board will keep watch to determine what if anything can be done.

Lamppost report is yet to be completed. Awaiting same to tie to violation letters.

Financials report: Breckenridge tax form was signed today. The financial report for January was distributed. Jim reminded the attendees that Breckenridge financial records are open to any resident who may have questions, and those concerned are invited to contact Chris at Blevins Accounting with their questions.

The discussion about potentially raising the HOA monthly dues tabled from last month will be tabled once again as the HOA is experiencing benefits from AT&T(?) as well as the new contracts with Titan Lawn Care and Trash Services with Republic.

The discussion started last month regarding the addition of recyclable bins to accommodate high levels of disposal, found that the expense would not be worth it. The recyclable agency has complained of people parking illegally, and therefore preventing the pick-up for recyclables on the east side. The company was advised to contact Jim with future issues.

New Business: There was a question/discussion about what actions might be undertaken to encourage tenants to be more responsible about waste disposal and other compliance issues with the Breckenridge Association's By-laws and Covenants and Restrictions. Joan will research same and report out.

The discussion of committee assignments for the Pool and Violation committees was tabled.

Adjournment: It was moved by Beth and seconded by Liz that the Breckenridge Board meeting be adjourned. All present Board members approved. Meeting was adjourned at 7:52 p.m. Next meeting is scheduled for March 10, 2016.