The Breckenridge Architectural Control Committee (ACC) meeting for October 8, 2020 was cancelled due to COVID-19. With no voting agenda the decision was made not to risk the health of the Board Members and attending homeowners. Active current and proxy board members include President, Jim Houk; Vice-President, Kathy Evans, and members-at-large, Joann Harris, Kathy Bazzell and Elizabeth Meyer. Therefore, a proxy quorum is observed.

Approval of February-September 2020 Meeting minutes are tabled for future discussions. If any issues are found will be addressed by proxy or physical meeting adhering to social distancing requirements as decided on a day-to-day basis.

Old Business:

It is advisable to all homeowners to make necessary repairs to the exterior of their homes, i.e. rotting wood, siding, painting etc. to avoid possible fines from ACC. Pleas keep properties clean of debris. YARD SIGNS to include SERVICE PROVIDER SIGNS ARE NOT ALLOWED. (ONLY REAL ESTATE YARD SIGNS ARE PERMITTED as per the by-laws) You can download ACC rules, Covenant & Restrictions form the BHOA website www.breckenridgehoa.net.

RECYCLING: Independent recycling services are NOT allowed in the community. RANA DOES NOT service this community individually or commercially. They have recently made a mistake in offering these services to a few homeowners with Blue Bins showing up in various places. INDIVIDUAL RECYCLE BINS ARE NOT ALLOWED. We have made attempts to find another recycle provider for the community. So far, the attempts continue to be unsuccessful. Recycling Alliance of North Alabama (RANA) declined the request to provide services to our community, but we are pursuant with them to see if a community wide residential services under special circumstances can be obtained. **PLEASE DO NOT PUT CITY OF MADISON TRASH PICK UP ITEMS ON OLD MADISON PIKE DIRECTLY AT THE ENTRANCE**. (Although we appreciate not dumping sofas, tree limbs, the kitchen sink and other large items not suited for the dumpster, please DO NOT PUT THEM AT THE ENTRANCE **rather TAKE THEM FDOWN THE ROAD TO THE WEST PAST THE LAST HOUSE OF OUR COMMUNITY. DO NOT BLOCK THE SIDEWALK AND PLEASE KEEP THE DEBRIS IN ONE GENERAL PILE NOT ALIGNING IT AT VARIOUS PLACES ON OLD MADISON PIKE**. When trash is placed at the entrance it detracts from the beauty of our neighborhood as it may take several days for City of Madison to pick it up as they may consider it **AN ILLEGAL DUMP**.

New Business: Lawn Troopers will be planting cold weather flowers as soon as the average fall temperatures return.

The next ACC proxy meeting and/or reports is scheduled for November 12, 2020 pending the COVID-19 social distancing standards and protocols instituted by local, state and Federal officials.

The Breckenridge Homeowner’s Association (HOA) meeting for October 8, 2020 was cancelled due to social distancing requirements of the COVID-19 pandemic as stated above. Active current and proxy board members include President, Jim Houk; Vice President, Kathy Evans, and members-at-large, Joann Harris, Kathy Bazzell and Elizabeth Meyer. Therefore, a proxy quorum is observed.

Clubhouse

There were no clubhouse rentals during the month of September 2020. Jackson Plumbing and HVAC was called to repair a clogged drain line that caused the AC to shut down temporarily. Tuesday Morning Cleaning Service cleaned and disinfected the Bathrooms. PLEAE DO NOT PARK DIRECTLY IN FRONT OF THE CLUBHOUSE DOORS as this tends to block through traffic on Brownsridge Lane.

Old Business

Please DO NOT PARK ON A RED CURBS! DO NOT PARK IN FRONT OF THE DUMPSTERS BLOCKING ACCESS FOR DUMP TRUCKS! TRASH MUST GO INSIDE THE DUMPSTER! NO LOITERING IN FRONT OF THE CLUBHOUSE!

New Business:

WE MUST DO BETTER AT GETTING THE TRASH INSIDE THE DUMPSTERS!!! DO NOT DUMP TRASH ON THE SIDES, BACK OR ATOP THE DUMPSTER UNLES THE LIDS ARE OPEN!!! TRASH WILL GET TRAPPED UNDERNEATH THE DUMPSTER RESULTING IN ANOTHER MESS. The City of Madison performed road repair and pothole filling as a temporary solution until the streets are repaved sometime in the future.

Pool

The pool remains closed and is being winterized and treated on an as needed basis. POOL RULES & REGULATIONS that can be downloaded from the BHOA website.

FINANCIAL REPORT:

The financial report for the past month was reviewed. At the end of September 30, 2020 the financial reported a combined checking & savings total of $23,795.12. (there were 4 (June, July, August, Spetember 2020) Outstanding invoices for Lawntrooper (John Claxton) for lawn care services rendered resulting in a overage, these invoices were recently submitted for payment and payment was disbursed. A more accurate will be reflected on the October 2020 month end reports now that the invoices are current.

The next proxy meeting and/or report is scheduled for November 12, 2020, pending the COVID-19 social distancing standards and protocols instituted by local, state and Federal officials.