The Breckenridge Architectural Control Committee (ACC) meeting for September 10, 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 quorum is observed.

Approval of February, March, April, May, June, July, August and September 2020 Meeting minutes are tabled for future discussions and if any issues are found will be addressed by proxy or physical meeting adhering to social distancing requirements.

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.

New Business: There has been a recent spike in thieves opening un-locked vehicles in the early morning hours stealing items of perceived value. IT IS ADVISABLE THAT IF YOU SEE SOMETHING TO CALL THE MADISON POLICE TO REPORT THE ACTIVITY. Madison Police is aware of these types of crime as they happen randomly in different neighborhoods. The best defense is to LOCK YOUR DOORS and SECURE ITEMS OF VALUE.

The next ACC proxy meeting and/or reports is scheduled for October 9, 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 September 10, 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 quorum is observed.

Clubhouse

There was (1) Clubhouse rentals during the month of August, 2020. The event was held on August 29, 2020 without incident and all rental fees were collected and protocols were properly followed. 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! Madison City Fire Department made us aware that the Fire hydrant across from the Mail station that services Briargate Lane (Southwest Side of the Community) did not have enough clearance from the fence and a request was made to move the fence to allow a minimum of three feet for the Fire Department. A solution is being determined as to how to accommodate their request without creating issues with the aesthetics of the fence.

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. WE MUST ALSO DO BETTER AT OBSERVING THE RED CURBS AND PARKING CONSIDERATIONS WITHIN THE COMMUNITY. PLEASE DO NOT IMPAIR OR BLOCK RESIDENTS’ DRIVEWAY ACCESS. THIS COMMUNITY IS NOT DESIGNED TO HAVE LARGE GROUPS VISIT (1) Household. That is what the CLUBHOUSE is for.

Pool

The pool furniture primarily the umbrellas have taken a beating this year and will need to be replaced for next season. Only 2 of 5 total umbrellas are working due to age and neglecting to lower them before high wind summer storms render them damaged. Prices and proposals for replacements will be addressed and voted on before the next pool season. On September 4, 2020, the Board voted on (2) closure dates, September 8, 2020 or September 30, 2020. There were (3) votes for closing the pool September 8, 2020 and (1) vote to extend the pool closure date to September 30, 2020. The (3) to (1) vote satisfied the quorum and therefore a presidential vote was not needed. On September 3, 2020, residents near the pool reported a large group of people at the pool past 10:00pm. At 11:40pm the Pool party was notified of their violation of pool hours (10am to 10pm) and therefore asked to leave the pool. After later review of the cameras prior to the disturbance, it was revealed that specific guests were propping open the gate before 10pm to allow access for a large number of additional guests to attend the after hours pool party. Once the gate was closed inadvertently, the gate could not be opened again with a pool card due to it being past 10PM. Guests were seen on camera forcibly trying to open the electromagnetic gate with extreme damaging force, their attempt was unsuccessful. The next strategy was using the Clubhouse air-conditioning unit as leverage for climbing the gate. The gate was climbed dangerously at least 3 times resulting in a violation of pool rules. The following days resulted in increased large guests consuming alcohol, using foul language in the presence of small children, vomiting, as well as other un-pleasant behavior. THIS TYPE OF ACTIVITY WILL NOT BE TOLERATED. HOMEOWNERS, RENTAL PROPERTY COMPANIES, AIRBNB OWNERS & HOSTS will be held responsible for any financial losses or DESTRUCTION OF PROPERTY resulting in neglect of their tenants/guests violating the established pool rules. Breckenridge is NOT a HOTEL, RESORT or PUBLIC POOL facility. It is a private POOL for the EXCLUSIVE USE of Homeowners, Legal Residents, their children/families with limited guests as described in the 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 August 31, 2020 the financial reported a combined checking & savings total of $25,797.37. (there were 3 (June, July & August 2020) Outstanding invoices for Lawntrooper (John Claxton) for lawn care services rendered resulting in a overage. The individual Invoices are being sent to the new accounting rep. for remittance totaling $7,200.00, therefore a more accurate number of combined checking & savings would be $18,597.37 with kind consideration of other variables that may affect the exact balance.

The next proxy meeting and/or report is scheduled for October 9, 2020, pending the COVID-19 social distancing standards and protocols instituted by local, state and Federal officials.