

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on September 8, 2016 at 6:38 p.m.

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

Meeting minutes for August were posted to the Community Bulletin Board on Aug. 18, 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

There were two damaged lampposts that were repaired soon after the owners received their letters. Thank you for your prompt response!

Joan presented three estimates for the rat eradication issue at the east dumpster. It was also suggested that the foliage debris behind the dumpster be removed to prevent rats from nesting there. It was moved by Joan and seconded by Beth that we approve the purchase of rat traps which are pet and childproof and bait to be utilized through the end of this year versus hiring a service for longer term. Thanks to Bob for his willingness to help with the rat traps. In addition, Jim will request Titan services and Gene to engage in the removal of the foliage and debris.

The water leak on Bentworth Lane has been addressed by Madison Utilities on August 18. The sod that was disturbed will soon be replaced as well. Stay tuned...

There was an issue of vandalism on Bentworth Lane. The owner was out of town at the time of occurrence, and the contact information for the property was not up to date, which prevented us from informing the owner in a timely fashion. Residents are reminded to provide current contact info to the Board; and to be vigilant of the people and cars in the neighborhood. Please report any suspicious activity to the police. The **non-emergency** police number is 256.722.7190. It is actually faster to report issues this way as the call goes directly to the switchboard.

### New Business

The perimeter fence along the western side of the entrance is deteriorating and it is feared that the next storm may cause significant damage. Jim will help the homeowner at Lot 101 to shore up the damaged pickets and cross bars until a more adequate repair/replacement can be accomplished.

It was moved by Beth and seconded by Bill to adjourn the meeting. The ACC meeting was adjourned at 7:15 p.m. All present Board members approved. The next meeting is scheduled for October 13th at 6:30 p.m.

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The Breckenridge Homeowner's Association meeting (HOA) was called to order on September 8, 2016 at 7:15 p.m.

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

Meeting minutes for August were posted to the Community Bulletin Board on Aug. 18, 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.

There were no Clubhouse rentals during the past month. The request to reserve the clubhouse on October 1 has been rescinded. There is a rental scheduled for September 14.

Due to the heat in the opening week of September, it was decided that the pool closure would be delayed one week until the 11th of September. Gene will be contacted to return the pool furnishings to storage after that date, and Jim will be deactivating pool cards.

It was determined that it was time to deep clean the clubhouse, hence Joan will contact Monday Morning cleaners to schedule same.

Gene has pressure washed the sidewalks and doors of the clubhouse, as well as started the repairs that were recommended last month by Stephanie Lee

The financial report for the past month was reviewed.

Ms. Candace ?? has been unable to attend Board meetings for several months due to a conflict in her schedule. It was moved by Beth and seconded by Joan that Ms. Candace be removed from the HOA Board. In response to the request for volunteers for the Board, two residents have expressed an interest in same. It was moved by Joan and seconded by Beth, that Ms. Kathy Bazzell be appointed to the HOA Board. The motion carried. It was moved by Joan and seconded by Kathy B. that Ms. Kathy Evans be appointed to the Board. The motion carried. Welcome aboard!!

It was moved by Kathy B. and seconded by Kathy E. to adjourn. All present Board members approved. The meeting was adjourned at 7:38 p.m. The next meeting is scheduled for October 13, 2016 immediately following the ACC meeting that evening.