

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on October 11, 2018 at 6:34 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myer, Kathy Bazzell, Kathy Evans, (absent) Destin & Jaclyn Klein.

Meeting minutes for August 2018 were posted to the Community Bulletin Board on August 13, 2018 as well as to the HOA website. It was moved by Kathy Evans seconded by Elizabeth Myer to approve the minutes as posted. All board present board members approved.

Old Business

In the coming weeks, the ACC will be conducting reviews of the properties, so as to provide homeowners with recommendations for repair/replace/repainting. Letters will be sent to Homeowners who are in violation of the ACC. Continued evaluation of common areas improvements will also be pursued. Jalopies must go! All Old Cars will need to be removed from sight within the community in the coming weeks.

New Business

Homeowners are required to install a CLEAR (Large or Small Round) LED 40w BULB as well as black square fixture with bird road and post painted Gloss Black for uniformity. NOT ONLY ARE THESE LED BULBS GORGEOUS, THEY WILL LAST A LONG TIME! If your lamppost is not working, it could be the solar cell. Lawn Troopers will be digging up the front entrance in preparation for planting cold weather flowers.

It was moved by Elizabeth Myer and seconded by Kathy Bazzell to adjourn the meeting. The ACC meeting was adjourned at 6:48 p.m. All present Board members approved. The next meeting is scheduled for November 8, 2018 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on October 11, 2018 at 6:50 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myer, Kathy Bazzell, Kathy Evans, (absent) Destin & Jaclyn Klein.

There were no Clubhouse rentals for August or September and there is (1) rental tentatively planned on October 26, 2018.

POOL: Coping work is still expected to be completed at a time to be determined based on contractor availability. All-Star Pools will be coming out to provide work scope and complete in the coming weeks.

BORDER FENCE: The Board is actively pursuing the replacement of the Border fence along the Old Madison Pike side. Plans are to have a wood fence similar to the fence on Shelton Road near Flagstone Apartments. We are exploring fencing options from 6 to 10ft. Estimates were provided by Kathy Evans that were determined to be out of financial thresholds at this time for complete replacement. Alternative solutions and estimates were provided for repairing fence in current condition along with planting trees to hide the fence. Kathy Evans made a motion to approve an estimate submitted by Pro Scape from Hartselle, AL in the amount of \$7909.00 to have the fence repaired and a few trees planted. The motion was not seconded which resulted in the motion dying. Elizabeth Myer made a motion to approve the line item submitted by the contractor to repair only the fence boards in need of replacement for an approved amount of in a line item of \$1615.00 along with an additional "not to exceed" amount of \$2000.00 for Pro Scape from Hartselle, AL to repair the fence. It was seconded by Kathy Bazzell approving the vote.

Financial reports for August and September were reviewed. August 31, 2018 showed a combined balance of \$19,500.37 in current cash assets with September 30, 2018 showing a balance of \$16,342.48 (bank accounts) due to Lawn Troopers delaying invoicing and a spike in past due homeowners. Please make every effort

to bring your past due accounts to current status immediately. Settlement checks from past due homeowners are expected to continue in the coming months.

We encourage ALL to attend the board meetings and become active board members.

It was moved by Elizabeth Myer and seconded by Kathy Bazzell to adjourn. All present Board members approved. The meeting was adjourned at 7:58p.m. The next meeting is scheduled for November 8, 2018 immediately following the ACC meeting that same evening.