

The Breckenridge Architectural Control Committee (ACC) meeting for June 13, 2019 was called to order at 6:40 p.m. Those Board members present included President, Jim Houk; Secretary, Joan Snow and members-at-large, Kathy Bazzell and Beth Meyer. Therefore a quorum was observed.

Meeting minutes for May, 2019, were posted at the mail box entry island/ community bulletin board on May 22, 2019. Board members approved the minutes from May as posted.

Old Business: The owner of Lot 33 was contacted to rectify their neighbors damage.

New Business:

- Request for a change in paint color was filed by the property managers at Lot 62. The Board chose to take no action until such time as the Owner has painted one side of the house with contrasting trim before making any decision.
- The Breckenridge HOA has once again been awarded the Madison Beautification award.
- The damaged yard outside of LOT 7 has been reported to the City of Madison to verify remedy/repair by Madison City Public Works, following the water pipe bursting last month.

It was moved by Joan and seconded by Beth to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 7:12 p.m. The next meeting is scheduled for July 11, 2019 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting for June 13, 2019 was called to order at 7:12 p.m. Those Board members present included President, Jim Houk; Secretary, Joan Snow and members-at-large, Kathy Bazzell and Beth Meyer. Therefore a quorum was observed.

Meeting minutes for May, 2019, were posted at the mail box entry island/ community bulletin board on May 22, 2019. Board members approved the minutes from April as corrected.

There were no Clubhouse rentals during the month of May. There are no pending reservations.

Old Business – All Star Pools has decided that they are not interested in repairing the poolside coping. The Board will pursue a new contractor and other repair options. Action Item: Joan will attempt to secure another company to contract with for repairs after the pool season closes.

- Lamppost report: On May 10, the lampposts in the community were reviewed at 3:30 a.m. Property owners whose lampposts were not working have been contacted and many have corrected their outages. Others who have received letters in the past month, but have yet to remedy any outage may be subject to fines from the HOA.
- An electrician (Bippen Electric) was called to replace the solar cells on the lampposts surrounding the pool and at the entrance of the HOA. A timer was installed on the INSIDE POOL LIGHTS and set to be active during the evening hours of 8:30pm to 12:00am to save on utility bills.
- The electrical box outside the fence was re-attached and exposed wires were secured.
- Liability Insurance – Currently held by TransAmerica, the competing bids were compared, and the Board preference is to solicit comparable/enhanced services with a lesser expense—using State Farm—effective July 1. It was moved by Kathy Bazzell and seconded Beth Meyer that we cancel the policy with TransAmerica and sign up with State Farm. **Action item:** Joan will contact the respective agents and inform them of same.
- The blue trash bins were replaced by Republic Services. **Residents are reminded If it fits in the bin, throw it in!!** Break down/flatten large cardboard boxes before tossing into the bin. If trash is left outside of the bins, the trash truck drivers WILL NOT get out of their truck and the rats/ravens will tear open the bags and strew trash!
- A new flag replaced the faded old one we had for Memorial Day and upcoming July 4th.
- The City of Madison is continuing to study the AirBNB movement and the licensing of same. The City attorney is preparing a resolution that may be considered in July or August by the City Council. It was suggested that Breckenridge HOA contact the City attorney and express concern about potential sex offenders renting without registering their status prior to moving in. **Action Item:** Joan will communicate same to the City Attorney.

- The pool opened on May 24 at 10:00 a.m. Residents are reminded that their pool gate keys will permit pool access beginning at 10:00 a.m. until 10:00 p.m. each day of this year's season (Memorial Day through Labor Day). A replacement pool skimmer (mesh net tool) has been ordered for the pool. Sadly one umbrella has been damaged, and is non-functional

*******Residents are reminded that when they have left the pool area, they are asked to lower the umbrellas.*******

New Business: The rash of residential burglaries in the City of Madison, has been investigated by police. The Breckenridge ACTIVE video surveillance cameras captured a high definition photo of the culprit, and the police are readying an arrest. **Outstanding!!** However, everyone is advised to be aware of the activity around their homes and their neighbor's homes, and to report any suspicious activity or incidents to the police as SOON AS POSSIBLE. In addition, please take precautions:

- Do not leave valuables visible in your car.
- Lock your home doors and windows, and Lock car doors each evening.
- Make sure your lamppost is working to help illuminate the street.

The financial report for the past month was reviewed. At the end of May, there was \$ 34,556.05 in the current accounts (checking and savings), after debits totaling \$ 3683.25 were expended.

- It was proposed that we modify the monthly financial report to a new format which will include the current budget plan and the current expenses, and whether the Board is on target with income versus expense. Beth moved and Joan seconded that the new format be adopted. **Action Item:** Joan to follow up with Blevins accounting.

It was moved by Joan Snow and seconded by Kathy Bazzell that Joann Harris be placed on the Board as a member-at-large. All Board members approved the motion. Welcome A-Board!!

It was moved by Joan and seconded by Beth to adjourn. All present Board members approved. The meeting was adjourned at 8:11 p.m. The next

meeting is scheduled for June 13, 2019, immediately following the ACC meeting that same evening.