

The Breckenridge Architectural Control Committee (ACC) meeting for May 9, 2019, was called to order at 6:40 p.m. Those Board members present included President, Jim Houk; Vice-President, Kathy Evans; Secretary, Joan Snow and members-at-large, Kathy Bazzell and Beth Meyer. Therefore a quorum was observed.

Meeting minutes for April, 2019, were posted at the mail box entry island/ community bulletin board on April 16, 2019. Board members approved the minutes from April as posted.

Old Business: The Board met with the residents at LOTs #98 and #99 to discuss the issues which arose due to the remodel one of the homes. The Board reviewed the area and suggested that a fence would be permitted between the two properties to allow for the yard/pet enclosure, as well as permit the access to the siding on the neighboring house.

New Business: The owner at Lot 43 requested an opportunity to paint the fence. The Board explained that fences are permitted in natural wood OR a specifically approved stain.

The Board also visited LOT 33 and noted that there were numerous trash bags, as well as damage to a neighboring homes siding. The owner of Lot 33 will be contacted to rectify the damage.

It was moved by Joan Snow and seconded by Kathy Bazzell to adjourn the meeting. All present Board members approved. The ACC meeting was adjourned at 8:00 p.m. The next meeting is scheduled for June 13, 2019 at 6:30 p.m.

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The Breckenridge Homeowner's Association (HOA) meeting for May 9, 2019 was called to order at 8:00 p.m. Those Board members present included President, Jim Houk; Vice-President, Kathy Evans, Secretary, Joan Snow and members-at-large, Kathy Bazzell and Beth Meyer. Therefore a quorum was observed.

Meeting minutes for Apr., 2019, were posted at the mail box entry island/ community bulletin board on April 16, 2019. Board members approved the minutes from April as corrected.

There was one Clubhouse rental on April 27, 2019. There are no pending reservations.

Old Business – All Star Pools has yet to perform the contracted repairs to the poolside coping despite the numerous attempts to confirm a service date. There may be a need to seek alternative repair companies. Action Item: Joan will be attempt to secure a repair date, or will seeking other companies to contract with for repairs.

- Lampposts are expected to be in working order. Property owners who have received letters in the past month, but have yet to remedy any outage may be subject to fines from the HOA.
- Liability Insurance – Currently held by TransAmerica, there are two competing bids which are difficult to compare but seem to contain the same coverages despite the advice of the TransAmerica agent. Further comparison of these three plans is preferred by the HOA to ensure that the best plan with minimal expense will be selected.

New Business: The pool will be opened the beginning 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). Board members will be available on May 24 and May 25 between 9:45 a.m. and 1:00 p.m. to provide assistance to Homeowners and their tenants with any access issues. Those who have submitted their signed copies of the pool rules and guidelines form will have their gate keys turned on at that time.

The financial report for the past month was reviewed. At the end of April, there was \$25, 806.77 in the current accounts (checking and saving), after debits totaling \$3,749.74 were expended.

It was moved by Kathy Evans and seconded by Kathy Bazzell to adjourn. All present Board members approved. The meeting was adjourned at 8:15 p.m. The next meeting is scheduled for June 13, 2019, immediately following the ACC meeting that same evening.