

Breckenridge HOA Board of Directors Meeting
May 23, 2007
Meeting Minutes

In Attendance:

Ted Chappell, VP of Board
Heather Hudson Leonard, Treasurer
Andrew Banks, President
Adam Kent
Mary Fiore, 104 Button Road
Chris McCann, Chair of the Architectural Committee

David Mize, Secretary, was out of town.

Meeting was called to order at 7:08 p.m.

❖ Public Forum at 7:08 p.m.

1. Mary Fiore of 104 Button Road offered an update on the barking dog issue on Button Road. She stated that the Sheriff's office told her that a magistrate would be involved for any further resolution. She also suggested some "pet owner tips" from the Morrisville Connection be added to the website

Ms. Fiore also asked for "No U-turn" signs on Parkside Valley Drive.

Ms. Fiore asked that the board consider bike and scooter racks at the clubhouse and along Parkside Valley Drive. Virginia Davis stated that research had already begun.

Ms. Fiore also noted that the lifeguard was on his cell phone when she passed by the previous Sunday evening. Virginia Davis reported that she was in contact with Dave Harvey of Pool Professionals regarding the lifeguards' conduct and the pool cleanliness issue.

Ms. Fiore asked why Withers and Ravenel were in the neighborhood. Virginia Davis reported that the engineers were in the area to complete the as-built drawings for the Bradson area stormwater system for the Town.

Ms. Fiore asked for the status on the daycare on Button Road.

Ms. Fiore reminded the board of the CAI conference in Wilmington. Virginia Davis stated that she would be in attendance.

❖ Committee Reports

Architectural - Chris McCann present the Architectural Recommendation.

Ted Chappell motioned to approve the architectural submissions. Heather Hudson Leonard 2nd. All were approved unanimously.

- a. Communication – Moving to email “web blast” with postcards coinciding with the traffic study offering the option to residents. Discussed further in closed session.
 - b. External Relations - No report
 - c. Grounds Committee- No report
 - d. Safety Committee - No report
 - e. Social Committee – Needs new committee chair
 - f. Financial Committee - not discussed.
- ❖ Board in Closed Session
- a. Mary Fiore, a member of the Morrisville Solid Waste and Recycling Committee, brought copies of the long range plan and long range project listing from the Town of Morrisville. The Northwest Park, directly adjacent to Breckenridge property, has a 2011 start date with a cost of \$1.217 million. A new fire station is slated to be built in 2014.
 - b. Tom Moore will place information about Day at the Park on the website.
 - c. A vote to change to an electronic newsletter was unanimously approved. A notice will be sent on the postcard advertising the traffic calming meeting and paper copies of the newsletter will be available for those without internet access.
 - d. The board voted unanimously to send a second letter to Pulte requesting \$97,000 for closeout.

Adam Kent arrived at 8:00 PM. The meeting minutes from April were approved by Heather Hudson Leonard, Adam Kent and Ted Chappell. Andrew Banks abstained.

- e. York Properties Report
 - 1. Delinquencies – Action report for the attorney’s office - to be emailed to the Board once received.
 - 2. Violations – Letters have been sent to offending homeowners
 - 3. Progress Energy – Virginia Davis will meet with Progress Energy to settle the actual pole numbers in question.
 - 4. Pool Professionals – Virginia Davis has discussed residents’ complaints with Dave Harvey. He has promised to make improvements.
 - 5. Wrought Iron Fencing – Virginia Davis will get pricing on wrought iron fencing
- e. The carpet in the stairwell should be replaced. Ted Chappell motion and Adam Kent 2nd with unanimous approval to appropriate funds to replace the carpet.
- f. The bid from Ryan’s Landscaping to remove the basketball courts was approved unanimously. Adam Kent motion with Ted Chappell 2nd.
- g. The clubhouse parking lot maintenance bids were returned with a 2191.00 bid from Asphalt Enterprises and 2173.30 from Carolina Pavement for sealing. However, when adding the PDC, the Carolina Pavement bid was

2461.50 with no return from Asphalt Enterprises. The board examined the differences between the PDC treatment and standard sealing and chose to accept the Carolina Pavement bid for sealing, PDC, and striping at 2461.50. The single condition is to wait until after pool season to complete the work. Adam Kent motioned and Ted Chappell 2nd to a unanimous vote to accept the Carolina Pavement bid.

- h. Discussion of concrete repairs is tabled until the June meeting.
- i. Discussion of holiday decorations is tabled until the June meeting.
- j. The playground equipment to replace the basketball courts has been thoroughly researched. The board requested that Virginia Davis bring the best five options in terms of cost and effectiveness to the June board meeting. The board will pare the field to three options and have a “Town Hall” meeting to offer Breckenridge residents to voice opinions on the playground equipment. The board will then choose which option best fits the space and needs for the neighborhood.

MEETING ADJOURNED at 9:20 p.m.

Respectfully Submitted,

Heather L. Hudson Leonard