

Breckenridge HOA Board of Directors Meeting

Official Minutes

June 27, 2007

I. CALL TO ORDER

Mr. Andrew Banks, President, called the Meeting to order at 7:03pm at the Breckenridge clubhouse.

II. ROLL CALL

Board Members Present:

- Mr. Andrew Banks
- Mr. Ted Chappell
- Mr. Dave Mize
- Ms. Heather Hudson Leonard
- Ms. Virginia Davis, York Properties

Regrets:

- Mr. Adam Kent

III. PUBLIC FORUM

- Mr. SHARAD GUPTA, 106 KURTNER CT: Stated that non-residents were playing on the tennis courts causing long wait times for residents.
- Ms. MARY FIORE, 104 BUTTON ROAD: Would like a policy on Tennis Lessons including residents using courts for lessons.

Mr. Banks replied that residents were not allowed to give lessons on common area facilities, but were able to take lessons from non-residents.

Ms. Fiore also notified the board that Morrisville taxes are increasing and wanted the board to keep 2008 dues low.

Ms. Fiore inquired as to the issue with the day care located on Button Road.

Mr. Banks replied that the situation would be corrected shortly.

IV. COMMITTEE REPORTS

Architecture Committee

Mr. Chris McCann, committee Chair presented and recommended Architecture Requests to the board.

ON A MOTION BY MR. CHAPPELL, SECONDED BY MS. HUDSON LEONARD, BOARD APPROVES RECOMMENDED ARCHITECTURE REQUESTS, UNANIMOUSLY APPROVED.

Public voting yielded: 3 Approve, 1 Abstain, 1 Absent.

The board hereby approves recommended Architecture requests.

External Relations

No Report

Grounds and Facilities Committee

Chair, Mr. Chappell, stated that the trees were being sprayed for Japanese Beetles. Also wanted to look into a new fence for the swimming pool.

Safety Committee

No Report

Social Committee

Mr. Banks notified the board that the Social Committee is still in need of a chair and will ask for volunteers in the upcoming newsletter and on the website. The board inquired as to whether the annual golf outing would take place in 2007.

Mr. Banks will ask Mr. Adam Kent to review the possibility of a 2007 golf outing.

Communications Committee

Board approves going to an email system rather than a newsletter.

Financial Report

No Report

V. BOARD IN CLOSED SESSION

Pulte Settlement Offer: No response received by the board as of yet.

York Properties Report

- Delinquencies – Action report for the Attorney’s office was presented to the board.
- Property Issues:
 - Currently working on completing the request for reimbursement for Progress Energy Poles.

- Issues with vendor, Pool Professionals have improved resulting in a cleaner pool and restrooms.
- Basketball Reports: Getting bids for removal. Town is requiring a submittal for the demolition and installation of playground equipment. May need a drawing of the entire recreation center – will check with civil engineers for pricing.
- Playground equipment proposals – Board asked York Properties to submit five choices for review and the Board will review proposals and pricing. York is working to complete and will have proposals in the next few weeks.
- Lake Dredging – waiting for construction to halt so the problem does not repeat after completion.
- Sprinkler Proposal – BFPE to do the work – Plans are being drawn and quote is submitted to the Board for consideration.

ON A MOTION BY MR. MIZE, SECONDED BY MS. HUDSON LEONARD, MOTION TO ACCEPT QUOTE FROM BFPE DATED JUNE 12, 2007 FOR FIRE SPRINKLER SERVICE AND REPAIRS IN THE AMOUNT OF \$2,727.

Public voting yielded: 3 Approve, 1 Abstain, 1 Absent.

The board hereby approves the BFPE fire sprinkler maintenance and repairs.

- Concrete on downstairs pool mezzanine proposal – Carolina Pavement to do the work – Quote is submitted to the Board for consideration.

ON A MOTION BY MR. MIZE, SECONDED BY MR. CHAPPELL, MOTION TO ACCEPT QUOTE FROM CAROLINA PAVEMENT DATED JANUARY 3, 2007 FOR POOL AREA CONCRETE REPAIRS IN THE AMOUNT OF \$4,220.

Public voting yielded: 3 Approve, 1 Abstain, 1 Absent.

The board hereby approves the Carolina Pavement for pool area concrete repairs.

VI. Adjournment

ON A MOTION BY MR. MIZE, SECONDED BY MS. HUDSON LEONARD, MOTION TO ADJOURN, UNANIMOUSLY APPROVED AT 9:18 PM, JUNE 27, 2007.

Next scheduled Meeting of the Breckenridge Homeowners Association Executive Board will be on Tuesday, July 24, 2007 at 7:00PM at the Clubhouse.

Minutes submitted by Mr. Mize
Approved by the Board xxx

Non-Approved