

Breckenridge HOA Board of Directors Meeting

Official Minutes

November 29, 2006

I. CALL TO ORDER

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

II. ROLL CALL

Board Members Present:

- Mr. Andrew Banks
- Mr. Ted Chappell
- Mr. Adam Kent
- Mr. Dave Mize
- Ms. Heather Hudson

- Ms. Virginia Davis, York Properties

III. PUBLIC FORUM

- Mr. VANCE CAMPBELL, 606 CANYON LAKE CIR: on behalf of the Lakes I board wanted to inquire as to the working status of the fountains and also ask the board to consider the dredging of the lake.

Mr. Banks replied the fountain was currently being repaired and would be back in service by the beginning of January 2007.

- Ms. MARY FIORE, 104 BUTTON ROAD: Inquired as to the status of the daycare that was operating on Button Road and recommends the boards ask the owner to cease and desist all daycare activities.

Mr. Banks replied the board acknowledged the daycare and has previously asked to cease and desist all operations and thought the owner was in compliance. York Properties will send a follow up letter stating the board's position and informing the HOA attorneys.

Ms. Fiore also notified the board of a property at 112 Button Road that needed cleaning.

Mr. Banks verified the property was on the 'Property Inspection Report' administered by York Properties and requested a letter to respond be sent with the next step becoming a fine to the homeowner.

Ms. Fiore stated inquired as to the board's opinion on mulching including color and placement. Ms. Fiore wanted to register a complaint citing a

property located at 416 Willingham Road and noted the mulch was placed between the sidewalk and the road.

Ms. Fiore inquired about the islands on Willingham Road and asked if they were permanent are if they were to be removed.

Mr. Banks stated the islands were originally built too large and they were reconstructed to be the smaller size, and to his knowledge they would remain as is.

Ms. Fiore also wanted to register a complaint about board member Mr. Mize's deck as being a color not allowed by the HOA bylaws and covenants. Ms. Fiore stated the redwood was not an allowed color.

Mr. Banks stated the board was reviewing recommendations to allowable natural wood colors and post a decision in the near future.

- Mr. TOM MOORE, 203 SPENCER MILL ROAD: Inquired as to the monitoring status from Airport Noise.

Mr. Banks replied the RDU Airport Authority will be placing a monitoring station in the subdivision in the near future that would allow more detailed tracking of aircraft noise.

- Mr. AHMED MOHAMMED, 201 WILLINGHAM ROAD: Mr. Mohammed rented the clubhouse on September 30, 2006. At this event the fire alarm station was pulled and the fire and police department responded. The fire department stated there was no smoke or fire present and questioned why the fire alarm was pulled. Mr. Mohammed stated it was for safety reasons. Mr. Mohammed requested his rental deposit be refunded to him.

Mr. Banks replied that the board has 30 days to refund, and after repairing the glass broken on the fire station and paying a false alarm fee if cited, then the balance will be returned to Mr. Mohammed.

- Ms. LAUREN HAMMONDS, 112 BUTTON ROAD: Ms. Hammonds stated that she does not run a daycare out of her home as previously accused by Ms. Fiore. Ms. Hammonds stated she was a nanny caring for a few different children and that she is only being a babysitter. Ms. Hammonds stated that noise is not a problem and challenged Ms. Fiore's assertions of her running a business out of her home. Ms. Hammonds states she does nothing different than what many other Breckenridge residents do and cited a personal vendetta from Ms. Fiore. Ms. Hammonds also asked for clarification on what constitutes a business since the bylaws and covenants are too vague for interpretation.

IV. COMMITTEE REPORTS

Architecture Committee

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

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

Public voting yielded: 4 Approve, 1 Abstain.

Recommended Architecture requests are hereby approved by the board.

Communications Committee

Tom Moore updated the board on the website updates.

External Relations

Mr. Kent, former chair and now acting chair of the committee will begin a 'member drive' to recruit new members.

Grounds and Facilities Committee

Chair, Mr. Chappell, stated the following concerns and will work with Brickman Group to resolve:

- Drainage Issues
- Dirty Sidewalks
- Ant Hills have been reduced drastically, but some still remain.
- New signs are installed
- Lights on monuments – some are out, some need repair

Safety Committee

Acting Chair, Mr. Kent, will begin a new member drive to assist with forming a neighborhood watch program

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.

Financial Report

Chair, Ms. Hudson presented the Balance Sheet for October as follows:

Balance Sheet as of October 31, 2006

Cash-Operating	\$35,375.88
Cash-Funds Reserve	\$114,560.69
Rents Receivable	\$0
Prepaid Rents	\$0
Total Current Assets	\$149,936.57
Accounts Payable-Trade	\$0
AP-Other	\$0
Deposit Refund	\$0
Total Liabilities	\$0
Capital Reserves	\$1,000.00
General Reserve	\$45,510.00
Current Retained Earnings	(\$30,746.20)
Retained Earnings	\$134,172.77
Total Equity	\$149,936.57
Total Liabilities and Equity	\$149,936.57

V. BOARD IN CLOSED SESSION

ON A MOTION BY MR. KENT, SECONDED BY MR. CHAPPELL, MOTION TO ACCEPT THE COLORS BROWN, RED OR BLACK AS ACCEPTABLE MULCH MATERIALS AS PART OF A NATURAL LAWN. ALSO, MULCH MUST BE CONTAINED IN BED BY WAY OF A BORDER WITHOUT ANY 'NETTING' AND IS NOT IN ANY 'RIGHT OF WAY' UNANIMOUSLY APPROVED.

Public voting yielded: 4 votes to Accept, 1 Abstain.

Mulching requirements as set forth above are accepted.

ON A MOTION BY MR. KENT, SECONDED BY MR. CHAPPELL, MOTION TO ACCEPT REDWOOD, EBONY WOOD, AND TEAK WOOD AS 'NATURAL WOODS' AS DEFINED BY THE BYLAWS AND COVENANTS, UNANIMOUSLY APPROVED.

Public voting yielded: 4 votes to Accept, 1 Abstain.

Mr. Banks departed meeting at 9:05PM. Acting Chair, Mr. Chappell assumed meeting.

ON A MOTION BY MR. KENT, SECONDED BY MS. HUDSON, MOTION TO APPOINT MR. TIM SHADDLE AS CHAIR OF THE FINANCIAL COMMITTEE. APPROVED UNANIMOUSLY.

Public voting yielded: 3 votes to Accept, 1 Abstain, 1 Absent.

Mr. Tim Shaddle is hereby elected to serve as Chair of the Financial Committee.

ON A MOTION TO BY MR. KENT, SECONDED BY MR. MIZE, MOTION TO TABLE THE INQUIRY ON MS. LAUREN HAMMONDS' BUSINESS UNTIL

FURTHER CLARIFICATION FROM THE HOA ATTORNEYS IS RECEIVED.
APPROVED UNANIMOUSLY.

VI. Adjournment

ON A MOTION BY MR. MIZE, SECONDED BY MS. HUDSON, MOTION TO
ADJOURN, UNANIMOUSLY APPROVED AT 10:10PM, NOVEMBER 29, 2006.

Next scheduled Meeting of the Breckenridge Homeowners Association Executive
Board will be on Wednesday, December 27, 2006 at 7:00PM at the Clubhouse.

Minutes submitted by Mr. Mize
Approved by the Board February 1, 2007