

Breckenridge Homeowners Association  
Monthly Meeting  
February 7, 2008

Present: Ted Chappell, Adam Kent, Vance Campbell, David Mize, Virginia Davis, Heather Hudson (by phone)

The meeting was called to order at 6:13pm.

The minutes were approved on a motion by David Mize and a second by Adam Kent. The minutes were approved unanimously.

Virginia Davis presented the list of delinquent accounts for presentation to the attorney's office. Virginia stated that the list has not grown since the last meeting.

Virginia Davis reported that there have been reports of the children throwing the new playground mulch in the trash. Letters will be sent to parents to notify them. Brickman has not completed the mulch in the area but will be soon.

The plans for the garbage corral have been submitted to the Town of Morrisville. Pampas grass and double gating of the current garbage can collection area could be considered if the corral is not accepted. Ornamental grass is \$895.00 and quotes on the gate will be collected in this event.

Virginia Davis presented the bids for the replacement of the wooden fence. The Hercules bid was the most responsible bid. David Mize moved to accept the Hercules bid for the fencing. Adam Kent seconded the motion. Approval was unanimous.

Virginia Davis presented the cost for mulching the common area. The price from Atlantic Mulch is \$30 per cubic yard. The total cost will be \$45,000. This mulch is the double shred rather than the brown designer mulch from previous years as the double shred mulch tends to be more durable. Brickman presented a quote of \$1700 to trench each mulch bed. David Mize moved to accept the bid for mulch from Atlantic Mulch. Vance Campbell seconded the motion. The vote was unanimous. Vance Campbell moved to accept the trenching cost from Brickman. Adam Kent seconded the motion. The vote was unanimous.

Virginia Davis will get more bids regarding the painting of the clubhouse exterior. She is investigating appropriate materials and costs.

Virginia Davis reported on the costs of the tennis court cover. She also asked the board to consider having motion sensors at the tennis courts. David Mize motioned to purchase the tennis court cover in burgundy. Adam Kent seconded the motion. The vote was unanimous.

Virginia Davis reported that Progress Energy was notified about lights being out at the end of the parking lot. The Town has also received the request for reimbursement regarding the lights along the public streets in Breckenridge. Virginia also reported that the fence has been repaired.

David Mize reported that the rollers on the tennis courts were missing hardware screws. Mr. Mize stated that he would repair them.

The board discussed the use of drought tolerant grasses in the neighborhood. There have been some instances of residents mixing the grasses. The architectural committee is charged with determining an appropriate mix of grasses for use in the neighborhood.

The May meeting will be rescheduled to May 6, 2008 at the clubhouse. The national CAI conference occurs during the regular meeting time and Virginia Davis will not be available to attend the meeting.

The HOA is not a member of CAI. David Mize moved to join CAI and pay the membership fee. Adam Kent seconded the motion. The vote was unanimous.

In response to a situation presented to the board, a resident of Breckenridge will be approached to offer yoga classes, for no compensation, in the clubhouse at scheduled times. He will be asked to coordinate with the social committee chair. The downstairs area of the clubhouse will be offered for use with no cost being assigned for the yoga classes. Guidelines will be set by the property manager. The board will be notified if the resident chooses this option.

Virginia Davis reported costs for a windscreen for the tennis court. The windscreen is green mesh and would be facing the pond. While a logo would be appropriate, a sign permit from the Town of Morrisville would be required. Absence of a logo would remove the need for the permit. The screen is mounted on the outside of the fence. The most responsible bid was \$1780.00. Adam Kent moved to approve the spending on the windscreen. David Mize seconded the motion. The vote was unanimous.

The board approved the expenditure of \$1390.00 to repair drainage areas, including a French drain, on Rock River Rd. Vance Campbell moved to approve the expenditure. Adam Kent seconded the motion. The vote was unanimous.

Virginia Davis reminded the board that each committee now has a chair.

External Relations – Adam Kent

Grounds – Ted Chappell

Communications – Rose Troyer

Safety – Susan Shadle

Social – Jennifer Philpot

Architectural Review – Chris McCann

The board discussed the July 4<sup>th</sup> party. The pool contractor has offered to provide food for the party. Advertisement for the party will be included in mid-year newsletter along with a detailed board update. As a means of reducing cost and supporting the environment, the board will support opting e-mail distribution of the newsletter and neighborhood updates.

An early mailing to promote the Easter social will be made. The playground equipment should be installed in time for the social and in time for the advertisement. David Mize also wanted to pursue a community yard sale.

The board then discussed the traffic calming study and the park land near the Terraces II. The External Relations Committee will craft a response to the town regarding the traffic calming measures.

A professional tennis presentation was made to the board. Adam Kent requested an outline of programs and asked about in-kind provisions including social days and equipment costs.

Virginia Davis stated that there would have to be a contract with a tennis professional. The professional can be contacted directly and offer individual lessons at a reduced rate. If the HOA sponsors the professional, then the HOA's insurance becomes the primary in the event of a claim. The professional must sign a waiver and carry his/her own insurance. Virginia Davis will review the required insurance levels and inquire about potential added costs. The professional will only be able to offer lessons to Breckenridge residents on community courts. There is also the potential for online reservations.

Virginia will collect proposals from any interested professional and present them to the board. The board would like to decide and announce the professional association in the mid-March to early April time frame.

The executive session was closed at 6:58pm.

The public session was opened at 7:00 pm.

Jennifer Philpot announced plans for an Easter Egg hunt. Ms. Philpot was apprised of the potential for social committee involvement with the tennis professional. Virginia Davis will work with Ms. Philpot. A newsletter will announce the Easter Egg Hunt and the new playground equipment.

Ms. Philpot requested funds from the social committee account for the costs of the Easter Egg Hunt. She submitted a list of needed supplies, the costs for Easter Bunny pictures, and the overall Egg Hunt. Adam Kent moved to approve the costs. Vance Campbell seconded the motion. The expenditure was approved unanimously.

Ms. Philpot also discussed another wine tasting event for the social committee. The Girl Scouts would provide babysitting as a part of the in-kind exchange for their using the

clubhouse as a meeting space. The Girl Scouts will also provide assistance at the Easter events.

Ms. Philpot also asked the board to consider expanding the July 4<sup>th</sup> party to include inflatables. Virginia Davis reminded the board that the pool management company will provide a barbecue meal as a part of their contract which will reduce costs to the HOA for the July 4<sup>th</sup> party overall.

The board discussed a tennis club social. Ms. Philpot also reminded the board that the social committee was in need of more membership.

Virginia Davis reported that the architectural submittals must be submitted with pictures or sketches when required.

Virginia Davis reported that approximately taxes of \$1000 were not paid by Pulte or Morrisville LLC prior to the take over by the HOA. She has been in contact with the with Pulte to resolve the situation. Pulte will pay the taxes. She has also asked Pulte to address the issue of the wrongly deeded property in the Manors II. It was mistakenly deeded to Breckenridge HOA and not Manors II. It is possible, but not likely the law firm who committed the error could have a judge vacate the deed. If the deed cannot be vacated, then the majority of Breckenridge owners will have to vote to deed this property to the Manors II.

The meeting was adjourned at 7:47pm on a motion by Vance Campbell and a second by Adam Kent.

Respectfully Submitted,

Heather L. Hudson