

Breckenridge Homeowner's Association Of North Carolina Inc.

Executive Board

Meeting Minutes

July 4, 2008

Member's Present: Ted Chappell, Vance Campbell, Adam Kent & Rose Troyer

Member's Absent: David Mize

York Properties represented by: Virginia Davis

6:10M- Call to Order- *Ted Chappell - Board President presiding.*

Determination of quorum is conducted and deemed to be satisfactory.

Closed Session

Previous meeting minutes are not available. They will be reviewed at a later date.

Treasurer's Report

Operating Costs are under Budget.

Playground cost is listed under Capital Improvements

See Report for details

Property Manager's Report was given by Virginia Davis

Identified lawns to be mowed & bill sent to Owner

-Motion to approved action made by Dave

-Motion is seconded by Adam

-Motion passes unanimously

Recreational Area -- Reviewed Sunshade Proposals

Motion to approved purchase made by Rose

-Motion is seconded by Adam

-Vance voted against Motion

-Motion passes

Lake Issues – Vance, as a current Board member & President of Terrace I, wanted it stated in the meeting Minutes that the main Lake's appearance & condition is a growing concern for our community especially for those who paid a lot premium for a lake view when they purchased their home. They are concerned that it is impacting property values.

1. Lake shore line appearance is overgrown with the bottom being filled with sediment & water weeds accumulating.
2. Motion to dredge accumulated sediment & repair shore line was approved by previous Executive Board but tabled until all construction is completed on the properties surrounding Breckenridge. Construction is scheduled to be completed in 2009.
3. Storm Drains will be cleaned out as part of lake maintenance.

Approved Projects - Virginia to provide list of projects already approved by previous & current Board but not completed. These include lake items as well as plantings for several common areas.

Foreclosure - moving forward for 102 Brentfield Loop

York Properties will buy Microsoft Publishing for us to use to create our Newsletters

Progress Energy Poles Reimbursement – Jim Grimstead is verifying all the poles. We should start seeing reimbursement soon.

Reserve Study – Waiting on pricing for Study to be done in Spring 2009.

Play Ground –

A Shade System to cover the Playground will be explored & cost identified
Plantings will be added to provide a visual break for homeowners

Kiddies Pool furniture- on hold but will add additional trash cans.

Card Reader and Camera Additions – Waiting on 2nd quote meeting same specs. Need heavy duty gates that automatically close at the tennis courts

Motion Sensor Lighting – brief discussion on the need to install around our facilities

Decorative Fence along PSV – Repair completed

Clubhouse Parking Lot – Repair scheduled for the fall after the pool closes

Bike Racks – Reviewed bike rack proposals.

-Motion to approved action made by Vance

-Motion is seconded by Ted

-Motion passes unanimously

Reserve Study – Will obtain pricing for Study done in Spring 2009.

Resident Survey - will be included in the next newsletter

Tennis Court Issues

1. Reservation Board needs to be used.
2. Court rules & hours will be posted
3. List of homeowners with addresses sent so he can verify if a player is a Breckenridge resident.
4. Dean to collect names/addresses from the non-residents using the courts. Letters will be sent telling them to stop using Breckenridge courts.
5. Letters will be sent to identified instructors stating that tennis lessons cannot be given to non-residents using Breckenridge courts

Dean needs an official name tag for a more official presentation.

7:00 PM Motion is made to end closed session and open meeting to the membership by Adam.

-Motion is seconded by Dave

-This is a non-debatable motion. All were in favor and the session ends.

Floor is opened to general questions and comments from the membership

Architectural Committee:

Board approves with 1 change the written report and recommendations as submitted by Committee Chair Chris McCann.

Communication Committee:

Working on Website upgrade.

External Relations: None

Grounds and Facilities Report:

They have identified the Contractor that cracked the culvert at 206 Spencer Mill RD & threw construction materials over the ravine. Corrective action will be taken.

Mary Fiore brought in information & articles about landscaping & drought requesting that they be included in the next newsletter & posted on our Website.

Reported that 2 rare birds for our area in NC have been spotted in the Neighborhood – Red Headed Woodpeckers & Indio Blue Bunting.

Safety Committee: Susan Shadle is reviewing the security proposals regarding the Clubhouse and pool area. (Card Key system and video surveillance). She is also working on a presentation to the Town of Morrisville about the Traffic issues on Parkside Valley.

CPR lessons for the Community. Has received cost quotes from 2 organizations. Ned to look at interest & time availability.

Classes in 1st Aid can also be given if there is enough interest.

Traffic Calming – Continuing to review the Traffic Study produced by the Consulting Firm. Continuing to develop strategy use when working with the Town. Request in again for Speed Reports for Parkside Valley from the radar trailer.

Social Committee:

Request for approval to have Shirts made for all Volunteers

There are 2 new volunteers for the Social Committee

They are meeting the last Monday of each month.

Coordinating the 4th of July Picnic at the Pool – food, a DJ, Moon Bounce for the kids

Luau Plans moving forward.

Women’s Group – Proposing a women’s group to explore options of other activities and/or discussion. 1st meeting scheduled for Aug 9th at the Clubhouse

Exploring Party options for Teens. Need to consider security, activities & chaperones.

Request to the Communications Committee - As they ask Businesses to support Community activities they would like to be able to provide ads on the Website for that business in exchange for services and/or goods. Need to find out if the Website can support this idea.

Motion to adjourn made by Dave

-Motion is seconded

-This is a non-debatable motion. All are in favor.

-Meeting adjourns at 7:49 PM.

These minutes are respectfully submitted by Rose Troyer, Secretary