

Breckenridge Homeowner's Association Of North Carolina Inc.

Executive Board Meeting Minutes January 14, 2009

Member's Present: & Igor Bencomo, Vance Campbell, Ted Chappell, David Mize, Rose Troyer

Member's Absent: none

York Properties represented by: Virginia Davis

6:15 PM- Call to Order- *Ted Chappell - Board President presiding.*
Determination of quorum is conducted and deemed to be satisfactory.

Closed Session

November 2008 minutes approved. September 2008 minutes still outstanding

Motion to accept made by Vance.

-Motion is seconded by Ted

-Motion passes unanimously

Treasurer's Report

Expenses are on target. See Report for details

2009 Budget draft was discussed.

- Discussed how to classify the upcoming Lake dredging, maintenance & erosion issues. Classification depends on whether the lake is restored to 2001 standards or if the lake is brought up to current wetland standards.
- Potential Traffic Calming costs will be addressed in a financial note.

2009 Budget will be presented to Breckenridge for ratification at the February meeting.

Motion to accept made by Dave.

-Motion is seconded by Igor

-Motion passes unanimously

Property Manager's Report was given by Virginia Davis

Property inspection will be done & **delinquent notices** sent out later this week. Property inspection notices appear to be going down in number.

Janitorial Services for the Clubhouse is going out to bid.

Landscaping Services for the common areas is going out for bid.

Camera Monitoring Training for the newly installed Cameras will occur after the next meeting

Motion is made to end closed session and open meeting to the membership

-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 approved all requests with 1 submission needing to go to a sub-association Board for approval.

Communication Committee: None

External Relations: None

Grounds and Facilities:

Reviewed planting suggestions from a homeowner about trees & shrubs located in common areas.

Requests for four common areas plantings went out to bid.

Safety Committee: Committee Chair Susan Shadle resigned.

Social Committee:

Report on a Health Fair being held at the Clubhouse on Jan 24th from 10-2 PM. Local vendors providing services for healthy living will be present.

Tennis Court lights – Discussion of when & how long the lights are on after dark. The extra expense of court lighting when no one is using the courts was discussed. Lighting control options & costs will be explored & presented for review.

Motion to adjourn

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

-Meeting adjourns at 7:14 PM.

These minutes are respectfully submitted by Rose Troyer, Secretary