

Breckenridge Homeowner's Association Of North Carolina Inc.

Executive Board
Meeting Minutes
February 4, 2009

Member's Present: Igor Bencomo, Ted Chappell, David Mize, Rose Troyer
Member's Absent: Vance Campbell
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
January 2009 minutes approved. September 2008 minutes still outstanding
Motion to accept made by Dave.
-Motion is seconded by Ivor
-Motion passes unanimously

Treasurer's Report
Expenses are on target.
Budget Ratification scheduled for later in the evening.

Property Manager's Report was given by Virginia Davis

Property inspection:
Not many issues this month. A few Christmas decorations / lights were still up mid-January.

Janitorial Services for the Clubhouse went out to bid.

Brickman Landscaping Services Contract for the year was approved.

Motion to accept made by Dave.
-Motion is seconded by Ivor
-Motion passes unanimously

Lake Refurbishing Project:
Bids are open for the main Lake dredging & shore line renewal activity. Project scope includes long term green action plans that will stabilize the Lake shoreline for the next 30 years.

Playground inspection & cleaning:
Needed to maintain appropriate safety conditions.
Motion to accept made by Dave.
-Motion is seconded by Ivor
-Motion passes unanimously

Architectural Committee:
Board approved all requests..

Communication Committee: None

External Relations Committee:

This committee currently has no members. Ted Chappell has accepted the position of chairing this committee with the top priority of traffic calming & the resulting interaction with the Town of Morrisville.

Motion to accept made by Dave.

-Motion is seconded by Ivor

-Motion passes unanimously

Grounds and Facilities: None

Safety Committee:

The Board has identified a growing need for a Community Watch Program. This Program was explored & recommended by the previous committee chair, Susan Shadle. Ivor Bencomo, Board member, volunteered to assume responsibility for implementing the Community Safety Program. All materials & resources will be transferred from Susan to Ivor.

Motion to accept made by Ted.

-Motion is seconded by Dave

-Motion passes unanimously

Social Committee:

Report on the Health Fair held on January 24th. Ten local vendors providing services that support a health lifestyle were available. Resident attendance was low due to several factors: make up school snow day, the rainy weather & minimal advertising. Advertising efforts must be more visible for next year's activity.

Motion is made to end closed session.

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

7:02 PM- Call to Order for Budget Ratification Meeting - Ted Chappell - Board

President presiding.

Determination of quorum is conducted and deemed to be satisfactory.

The proposed Budget was presented for open discussion from all residents present.

Questions and Issues are listed below:

Tennis Court surface & lights – Discussion of when & how long the lights are on after dark & the on/off options were discussed. Court surfaces will be redone after erosion & drainage issues are corrected.

Lake Refurbishing Project. - Brief discussion of the project's time frame and activity scope.

Motion to accept proposed Budget made by Dave.

-Motion is seconded by Ivor

-Motion passes unanimously

Motion to adjourn

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

-Meeting adjourns at 7:33 PM.

These minutes are respectfully submitted by Rose Troyer, Secretary