

Breckenridge Homeowner's Association Of North Carolina Inc.

Executive Board Meeting Minutes April 1, 2009

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

Member's Absent: Igor Bencomo

York Properties represented by: Virginia Davis

6:20 PM- Call to Order- *Ted Chappell - Board President presiding.*

Determination of quorum is conducted and deemed to be satisfactory.

Closed Session

March 2009 minutes approved.

Motion to accept made by Dave

-Motion is seconded by Vance

-Motion passes unanimously

Treasurer's Report

Not submitted since it is April 1st.

Property Manager's Report was given by Virginia Davis

Property Inspection will be April 2nd. Appropriate letters will be sent as needed.

Delinquency –Several members of the association who had been turned over to the attorney's for collection have paid.

Lake Refurbishing Project:

Vance Campbell has recommended delaying the lake project until the fall due to wildlife and activity near the lake. Virginia Davis reported that Foster Lake and Pond recommends that the work be done in January when the water temperatures are lowest. She will continue to work on the project.

Janitorial Services

Quotes that were received for clubhouse janitorial services are high. Virginia will request additional quotes.

Tennis Courts

Ongoing deterioration with 2 spots on the top court and on the lower court the dirt is gone & the poles are cracking. Virginia is getting prices.

Clubhouse Trash Corral

Need corrected quote for the trash gate.

Old Maynard Rd

Virginia will request an update from Cary.

Mulch for Common Areas

Motion approved for mulch to be spread at the appropriate time. Cost of mulch estimated to be \$44,500.

Motion to accept made by Vance

-Motion is seconded by Dave
-Motion passes unanimously

POOL

Drains in both pools must be upgraded to meet new regulations (VBG ACT) before we can obtain approval from Wake CO to open the Pool for the season. Opening Day is May 9th.

Dog Barking Complaint (do we need more details?)

The Board has reviewed all email & documentation provided & agreed that Virginia has responded appropriately. This matter is now between the two homeowners.

Home Business (do we need more details?)

Virginia will send a letter to the Homeowner suspected of running a business in their home pointing out this violates Breckenridge's Covenants.

Architectural Committee:

Board approved all four requests submitted to the Architectural Committee as per the Committee's recommendation.

Communication Committee:

Need for Spring Newsletter with Pool Opening date, rules & Regulations.

External Relations Committee:

Grounds and Facilities:

Ted to meet with Brickman about spring clean up, plantings & debris pick up.
Sub-Associations entrance berms need to be reworked. We need to get quotes for fall activity.
Manors II HOA asked if they could enhance the front entrance berm at their expense. Also asked if they could submit a Willingham berm quote to complete the berm portion of the new landscaping that Manors II is doing along Willingham.

Community Watch Committee: Igor absent. No report.

Social Committee: Jennifer absent, but sent report via email.

Motion to adjourn

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

-Meeting adjourns at 7:30 PM.

These minutes are respectfully submitted by Rose Troyer, Secretary