

Breckenridge Homeowner's Association Of North Carolina Inc.

Executive Board

Meeting Minutes

November 4, 2009

Board Members Present: Vance Campbell, Rose Troyer, Dave Mize, Amy Crawford, Sharad Gupta

Board Members Absent:

Management Represented By: Virginia Davis, York Properties, Inc.

6:30 PM- Call to Order- Rose Troyer - Board President presiding.
Determination of quorum is conducted and deemed to be satisfactory.

Closed Session

Approval of Previous Meeting Minutes: September's minutes will be presented for approval at the December meeting.

Treasurer's Report and Budget Discussion: Dave Mize explained that there is not a financial report prepared for this month due to the arrival of a new family member. It will be presented at the December meeting.

York Properties Report was given by Virginia Davis.

1. Virginia explained that she has been sending letters as appropriate when the houses were in need of power washing.
2. Virginia noted that a couple of homes had Christmas type lighting displayed long before the season. However, Sharad Gupta said they may have been Diwala light celebrations. No letters have been sent regarding the lights.
3. Lake Restoration Project – Virginia stated that she and the Dan Pabst, of Pabst and Hilburn will meet with DENR – Dam Safety and Water Quality Depts on 11/9 and with the Town of Morrisville Planning/Inspections on 11/12. Once the proper course of action is decided, plans can be drawn and the project put out for bid.
4. There are some houses that back up to the lake on Crescendo that have been dumping on the common ground between the lake and Crescendo. It is important to avoid letting trash into the lake. **Vance made a motion, and Dave seconded**, for Virginia to have Brickman pick up the trash and post a No Dumping sign as well as send a letter to the home owners affected reminding them not to dump and explaining that the charge of cleaning up in the future would be passed onto the home owners responsible. **Motion passes unanimously.**

5. Tennis Court Repairs – Dave pointed out that there is still a light out. Virginia explained that is the one that Watson Electrical is going to repair free of charge.

The board discussed the option of installing 4 benches inside the tennis courts. They could be located beside the courts rather than behind them. Virginia will look for 5-foot benches in steel that can be anchored into the ground. Virginia will ask Gerry Wright with Court One to get his opinion about what would work best. This will be discussed further at the December meeting. Dave explained that when we start the budgeting process, the association should look into the possibility of resurfacing the court in the spring. Virginia is going to ask Court One for the special ties that will keep windscreens from blowing off.

Another possible item to look at is the potential pocket park on Willingham. Virginia will present more information at the at the December meeting.

6. Signs for Geese – **Vance made a motion, and Sharad seconded**, for Virginia to install a “don’t feed the geese” sign. Sign should be a picture and not just words. **Motion passes unanimously.**
7. Traffic Calming – Dave reported that the temporary speed tables will be installed in November.
8. Landscaping Contract – The board discussed the change in pricing for year 2 and 3 of the contract. Discussed the option of putting out a new bid. Vance and Virginia will talk to Brickman to see if they will come down further in years 2 and 3 of the contract.
9. Parkside Valley Road median – Jordan Price will ask the town to pull the legal conveyance records for the median (the legal right of way agreement). We have the documentation where the land was deeded from Pulte to the HOA.
10. **Vance made a motion** to recognize the effort of non-board chairs by doing something similar to what was done last Christmas time. **Dave seconded. Motion passes unanimously.**
11. Virginia will coordinate a donation of some of the old pictures and old furniture to a local charity (under a motion that was approved in a previous meeting). This will make room in the utility closet. The cleaning supplies will be relocated to HVAC closet

**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

Committee Reports:

Architectural: None.

Social: The board discussed that they appreciate the hard work that Jennifer Philpot put into the Fall Festival.

Communication: None.

External Relations: None

Grounds: Vance volunteered to be Grounds Committee Chair.

Community Watch: None.

Safety Committee: None.

Motion to adjourn

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

-Meeting adjourns at 7:57pm.

Submitted by Amy Crawford, Secretary