

Breckenridge HOA Board of Directors Meeting

Vance's John Wayne Version of the Minutes A prettier version will be created pending any alterations at Wednesday's meeting. (Please forward once reviewed)

May 06, 2009

Breckenridge Clubhouse

Agenda

- ❖ Board in Closed Session – 6:15 p.m.
- ❖ Determination of Quorum- **All present except for Rose and Dave a little late.**
- ❖ Approval of previous Board meeting Minutes – **Motion DM, 2nd VC- approved**
- ❖ Treasurer's Report and Budget discussion- **Dave**
- ❖ York Properties Report -
 1. Delinquencies – **reviewed**
 2. Property Inspection - **Virginia- some grass issues as usual. Unauthorized plantings discussed.**
 3. Lake Project – **to be completed early 2010 pending completion of engineering inspection and bids.**
 4. Janitorial Contract- **Vote to drop current company immediately and go with new company. Motion- VC 2nd DM- all approve**
 5. Old Maynard Widening Update- **Virginia has meeting on 5/28 with TOC.**
 6. Trash Gate- pending
 7. Tennis Court Repairs - **Motion to repair upper court- VC 2nd DM. Passed.**
 8. Additional Property Lights- **add motion sensors to Clubhouse as well as additional lighting to upper tennis court. Virginia to get bids.**
 9. Drainage Issues- **Motion to repair issue on PSV by VC 2nd DM. passed**
- ❖ Committee Reports – 7:00
 - a. Architectural -. **Chris McCann- all approved except for one fence request in Terrace II which involves encroachment into common area. Homeowner will receive a letter explaining the denial as well as notification to Terrace II Board that encroachment agreements will not be recognized without a corresponding 80% vote of all HOA members.**
 - b. Communication – **Rose Troyer or Tom Moore - newsletter out this week**
 - c. Grounds Committee- Ted Chappell – n/a
 - d. Community Watch Committee – Igor
 - e. Social Committee – Jennifer Philpot - **Summer activities in full swing. Adult social on 6/20 planned.**
- ❖ Homeowner Forum – **1 HO (asked that name be withheld) very upset about outside Tennis Coaches present and dictating court usage. Reported being verbally harassed when confronting one coach. Board agreed that this person be banned from Breckenridge. York will formally notify the individual.**
- ❖ Adjournment- 7:25pm