

Breckenridge Master HOA Board Meeting

Date February 6, 2013

Location Breckenridge Club House

I. Establishment of Quorum

Rose Troyer, Satish Garimella, Narsa Gaddam, Sharad Gupta
Virginia Davis, Heather Toller

Not present – Adheet Bondre

2. Meeting Called to Order at 6:35 pm

3. Review of December 2012 Minutes (6:35 pm)

Minutes approved with changes suggested.

Satish places the motion to accept the edited minutes. Rose seconds the motion. All are in favor. Minutes are approved.

4. Treasurer's Report (6:39 pm)

Virginia updated the Board that the Town of Morrisville reimbursed Breckenridge approximately \$17,000 for the various light poles on Parkside Valley Drive being paid for by Breckenridge last year.

Satish asked if Progress Energy allows for the private light poles to be changed. Suggestion to look at Clubhouse parking lot and the Tennis Courts lights to be changed to LED. Virginia will provide the corresponding power bills to Board to review whether change will save money in power charges.

5. Property Management Report (6:46 pm)

Virginia presented the Report. Power wash was still the most common offence. Holiday lights was the next most often offence. Few yards had issues as well.

6. Old Business: (6:48 pm)

A. S&ME Testing of Tennis Courts – Samples have been taken. Virginia to check and ensure that the core holes have been patched.

- B. Windscreens – Virginia to ask for quotes for commercial quality screens before the item is approved.
- C. Rip Rap Area near Lower Courts at Lake – to see if can be combined with the shelter project. Virginia to ask Patty to check the ToM codes to see if the shelter can be put up in the proposed location
- D. Pool Contract – expecting more bids for comparison.
- E. Pool Repairs – expecting more bids for comparison.
- F. Clubhouse Rekeying – to be completed with the final contract signage for the Pool Contract / Repairs.
- G. Pool Cards Update – Virginia to provide cost of replacement of a card to allow Board to assign a charge to the homeowners.

7. Committee Reports:

- A. Finance (7:05 pm)
Tim provided the updates.
 - Financials for December 2012 to be furnished by York.
 - Board approved the proposed Budget by 4 votes to zero. Sharad was absent.
 - Sharad and Rose brought up that there was a concern about the Finance Committee deciding on events and restating events across Committees. Tim responded that the Finance Committee only proposes the changes and edits. The Board is empowered to reject such proposals and stay with original request. He also stated that the complete Board in attendance (Sharad was absent) approved the proposed budget with a 4 – 0 vote.

- B. Sports and Youth (7:12 pm)
Prakash Bhave presented the updates.
 - Chess Contest – 25 contestants participated and was a real success.
 - Swimming – 2nd season planning is in process. First meeting is scheduled to be held end of February.
 - Tennis – gearing up to start the 2nd season in March. Plan to have 3 sessions of 10 weeks each this year.
 - Teen Activities – request has been made to the Teen volunteers to spread the word through the other teens in the neighborhood to join the effort.
 - Spelling and other Academic contests coming soon.
 - Teen Movie – Pilot for February to see how to move forward.

Sharad requested that the Committee please document all meeting sessions and submit for publishing. Also all Committee meetings to be put on the HOA Calendar.

- C. Social (7:26 pm)
 - Activities for 2013 have been planned.
 - The next Committee meeting will be scheduled soon.
 - Given that Tasneem has resigned, volunteers for the Chair are being requested.

Sharad requested Rose to see if Tasneem would reconsider her decision to resign. Satish added that he had a few people who have shown interest in joining the Social committee and will ask them to contact Rose.

D. Architecture (7:27 pm)

Chris presented architectural change requests from the residents.

Rose places motion to approve all requests as recommended by Chris. Satish seconds the motion. All are in favor. Motion is passed.

E. External Affairs (7:40 pm)

ToM discussed the various proposals for the North West Park on 1/8.

Proposal 1 – Approximately \$1.2M

Proposal 2 – Approximately \$131K

Proposal 3 – Approximately \$0.9M

Robert Crawford and Satish met with Jerry Allen to discuss the status. Next review is on 2/8. Final vote is on 2/26.

F. Communication (7:50 pm)

- Based on recommendations and requests from many homeowners, the Committee suggests that details like Phone Number and other personal information currently requested while registering should be made optional. The Board approved this change.
- Satish and Rose to provide details of reasons why all the questions should be answered completely.
- Sharad to provide all Executive Board Meeting Minutes to be published on the web.

8. Homeowner Session (8:15 pm)

- Mike Windley, 426 Willingham

Planned date for the Getz 5K run are May 18th and June 8th. Request that the clubhouse and the adjoining grounds be allowed to be used for the purpose.

The Board asked for details of the race – how is it structured and how the net proceeds will be allocated.

Mike did not have all the information and requested time to respond back. They needed access to the Clubhouse. They also plan to have some port-a-johns. Parking lot access for parking, bounce houses, vendors, shows, etc. There is a participation fees and that they may consider a discounted rate for the Breckenridge residents. The race organizers will follow all ToM requirements as last year.

Board will take this into consideration and will respond back shortly.

9. New Business (8:25 pm)

- A. Request from Mike Windley on request for Parking Lot and adjoining area usage – The complete board in attendance was unanimous that the request should be denied as it sets up precedence for such future requests by other charities. Last year approval was

made as the proceeds were to be made to a Breckenridge resident who had lost a family member.

Board requested Virginia to word the response appropriately.

B. Property Inspection (8:37 pm)

Virginis stated that ther should be standard notation on the website regarding the inspections without providing any specific details of the dates of the inspection.

All are in favor.

10. Eexecutive Session

A. Delinquency Review – no accounts to review

B. Fining Hearing – all issues have been resolved.

12. Adjournment (8:45 pm)

Satish placed a motion to Adjourn. Rose seconded the motion. This is not a debatable motion. Meeting is adjourned at 8:45 pm.

Signed and submitted by

Sharad Gupta

Secretary

Breckenridge Master HOA Executive Board