

Breckenridge Master HOA Board Meeting

Date March 6, 2013

Location Breckenridge Club House

I. Establishment of Quorum

Adheet Bondre, Satish Garimella, Narsa Gaddam, Sharad Gupta
Virginia Davis, Heather Toller

Not present – Rose Troyer

2. Meeting Called to Order at 6:18 pm

3. Review of February 2013 Minutes (6:18 pm)

Meeting minutes from the January Special Budget Meeting will be approved during the April meeting when Rose is available.

February 2013 minutes were approved by all with edits.

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

At 6:27 pm a phone call is made to Rose for clarification regarding the January meeting minutes. She is unavailable and a voice mail is left for her.

4. Committee Reports (6:29 pm)

D. Architecture (7:27 pm)

On request from Chris, he presents his report. Chris presented architectural change requests from the residents.

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

Satish will help set up a meeting between the Appearance and Architecture committees to discuss and close on Community standards.

5. Treasurer's Report (6:44 pm)

Virginia updated the Board that the reserve fund has a balance of \$254k. It was also discussed that York Properties will provide details of Miscellaneous Income to the Board as they are posted.

She suggested that the power meter belonging to the HOA at 87 Redwood Park Drive be disconnected as it is not in use.

6. Property Management Report (6:53 pm)

A property inspection is scheduled and details will be available after.

7. Old Business: (6:55 pm)

- A. Pool Contract – lights will need to be installed if the swim hours are to be increased. York will get more bids for comparison.
- B. Cameras – (7:00 pm) Quotes have been received. It is to be discussed whether HOA should revamp the system or just add new cameras.
- C. Tennis Courts – (7:07 pm) 2 quotes for the work have been received. Waiting for a third quote for better comparison. It is discussed that the Engineer who recommended the work should be involved to oversee the work effort and ensure that the work is completed satisfactorily. York to ask if new asphalt can be pored over the existing surface to create a new level surface.
- D. Code of Conduct – (7:15 pm) Sharad has already signed. Others to review the form and sign at the next Executive Board session.
- E. Committee Code of Conduct – (7:16 pm) HOA attorney has provided the inputs. The Board needs to review the recommendations and respond.
- F. Access Cards – (7:19 pm) Letter to be send to all residents whose cards have been deactivated. Letter to specify the card numbers that have been deactivated and those that are still active.
- G. Engineering Work at 113 Bristolwood – (7:19 pm) request for more quotes
- H. Volunteer Dinner – (7:20 pm) York to look at more choices that can be provided.
- I. Power Bill for Court Lights – (7:22 pm) Details of the power bill break up were provided. Satish suggested that we investigate whether sensors can be added to the lights to control the court lights.
- J. Clubhouse usage by York – (7:35 pm) York has requested the use of the Clubhouse for a training session. This session is open to other area HOA under York management. York clarified that this was a rotating meeting and would be held at another HOA Clubhouse in future.
Satish places the motion to approve the usage. Narsa seconds the motion. All are in favor.
- K. Clubhouse Rental Contract – (7:40 pm) York to add details of the areas covered and not covered under the club house rental agreement. Details on cancellation policy in case of unforeseen circumstances and verbage on extended use will also be added to the Rental contract.

8. Adjournment (7:50 pm)

Adheet and Sharad had to leave due to work commitments.

Sharad placed a motion to Adjourn. Satish seconded the motion. This is not a debatable motion.
Meeting is adjourned at 7:50 pm.

Signed and submitted by
Sharad Gupta
Secretary
Breckenridge Master HOA Executive Board