

Breckenridge Homeowner's Association Of North Carolina Inc.
Executive Board
Meeting Minutes
April 6, 2011

Board Members Present: Vance Campbell, Amy Crawford, Dave Mize

Board Members Absent: Rose Troyer, Shannon Becker

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

6:26 PM- Call to Order- Vance Campbell - Board President presiding.
Determination of quorum is conducted and deemed to be satisfactory.

Closed Session.

Previous Meeting Minutes: The March minutes were presented. Dave motioned to approve. Amy seconded. Approved.

York Properties Report was given by Virginia Davis.

1. Treasurer's Report– Virginia presented the non-reconciled March financial report. Amy motioned to write off the 269.25 balance for a bank foreclosed property. Writing the balance off in this case makes sense because the legal fees to pursue would be more expensive than the amount that could be potentially recovered. Dave seconded. Approved.
2. York Property report –
 - a. Lake Project Update – While the lake is drying out, they will begin on the repairs to the drainage around the tennis courts.
 - b. Fence Painting – in progress
 - c. Tennis Court Resurfacing – Virginia collecting quotes.
 - d. Tennis Court Lighting – Virginia collecting quotes.
 - e. Pocket Park – Virginia will send out the mailing for the signatures to ensure the residents in the area are really in favor of the proposed park.
 - f. Pool – Planned opening is May 8th. The board would like to have the secondary life guard use sign in sheets. They should not allow folks in that don't have a card. Virginia will speak to the management company and stress that we would like the attendants to be mature enough to be able to ask folks to leave the pool area if they should not be there or if they are not obeying the rules. In the past, they have used the excuse that they are "just kids", and we do not think this is acceptable given that it is what we are contracting with the company to do.

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:

- 104 Button, would like to install solar panels. Dan Lezama of Yes Solar Solutions presented what the panel would look like. The board decided that guidelines need to be written prior to approval. He will email us the address of a house with panels he installed in Cary Park so that we can drive by to see how it looks.
- Sam Ghosh would like to plant 15 trees. Approved.
- 298 Mannington Drive would like to install a standard storm door. Approved pending sub association approval.
- 300 Masterwood Way would like to install a style C fence. Approved.
- 608 Sutter Gate would like to install a standard storm door. Approved pending sub association approval.
- 109 Durston Loop wants to install numbers on their garage door. Approved pending sub association approval.
- 109 Kurtner Court would like to extend their deck. Approved.
- 419 Willingham would like to add a basketball goal. Approved pending neighbor approval.
- 525 Ruby Walk Drive would like to add 3 river birch trees to common property. Denied due to covenant that restricts plantings in the common areas.
- 701 Willingham Road would like to add trees adjacent to the common property. Approved.
- 107 Millicent Way would like to install a style C fence. Approved per site plan adjustment made by the executive board. The fence should only come up half way on the sides of the house.
- 106 Kurtner court would like to install a storm door and tiles on the back porch. Approved.

Grounds: Virginia will work with the ground company. She wants to make sure the reseeding goes appropriately. Vance offered to help. Amy will send email to the board about yard of the month. Idea is that Virginia could recruit members from sub associations to do the judging. Funds will need to be allocated.

Social: Ericka Connor was presented that the spring fling was good considering the problems with the high winds. Casino night is July 16th. Sign up will begin a month in advance. Vance would like for the social committee members to have nice shirts with logos or something to indicate that they are volunteers. Erica will look into this.

Communication: Nothing to report.

Motion to adjourn

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

-Meeting adjourns at 8:33 p.m.

Submitted by Amy Crawford, Secretary.