

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

Board Members Present:, Amy Crawford, Dave Mize, Shannon Becker, Vance Campbell, Rose Troyer

Board Members Absent: None

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

6:26 PM- Call to Order- Amy Crawford - Board Secretary presiding.
Determination of quorum was conducted and deemed to be satisfactory.

Closed Session.

Previous Meeting Minutes: The board will approve minutes by email. Motioned by Shannon and seconded by Dave.

York Properties Report was given by Virginia Davis.

1. Treasurer's Report– June's report is not yet completed. It will be presented via email.
2. Small Claims Filing – Rose made a motion to let it go to court without legal representation or someone from York showing up. Dave seconded. Approved.
3. Volunteers – Virginia will approach specific people and ask them to volunteer to keep an eye out on the areas near there home and have one chair to coordinate. She also wants a separate committee to help with picking of the landscape plantings. Next step is to write a charter for the committee. Vance will work on this. To get the yard of the month going, Virginia and Amy will make 5 recommendations and then the board will vote.
4. York Property report –
 - a. Lake Project Update – Vance and Virginia are meeting with Foster Lake and Pond at 4 tomorrow to get an update.
 - b. Tennis Court Lighting – Dave motioned to accept the Bryant – Durham Services quote for this work. Vance seconded. Approved.
 - c. Pocket Park – waiting on pricing on the individual small pieces.
 - d. Town of Morrisville – Street Calming project – We are still waiting for the town to provide final pricing. Virginia will follow-up.

- e. Bristolwood Burm – Shannon motioned to approve the Brickman quote to repair the burm. Rose seconded. Approved.

**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:

- 201 Walnut – This was already approved via email.
- 117 Shadow Mountain – Wants to increase thier patio size. Shannon motioned to approve. Rose seconded. Approved.
- 207 Mannington – Wants a style C fence. Shannon motioned to approve. Rose seconded. Approved pending sub association approval.
- 123 Brentfield Loop – Change in doorbell. Shannon motioned to approve. Rose seconded. Approved pending sub approval.
- 308 Bradson Road – Installed a basketball goal. It is removable, and it meets the placement requirements. Shannon motioned to approve. Rose seconded. Approved.
- 303 Shakespeare Street – Would like to install a playground set. Shannon motioned to approve. Rose seconded. Approved.
- 401 Caraleigh Court – Would like to change the Garage door color to grey. Shannon motioned to deny. Rose seconded. Denied (vote was 3 to 1).
- 116 Shadow Mountain Lane – Shannon motioned to approve the deck in back yard. Rose seconded. Approved. Chris will request better drawings of the shed roof. This work would need to be permitted by the town.
- 514 Canyon Lake Cir. – Requested fence to match new style that was previously added to the archetechual guidelines for Terraces homes that back up to the lake. Shannon motioned to approve. Rose seconded. Approved pending sub association approval.

Grounds: Dev Roy is volunteering for the grounds committee. He will work with Vance.

Social: Erica reported that Casino night is 7/16.

Communication: Nothing to report.

Fining Hearings:

- 405 Spencor Mill – The homeowner hired people to aerate and seed. Dave explained to try a different type of grass. They are waiting to mow while new grass is growing. Virginia will send her an email with grass recommendations.

- 400 Canyon Lake – The board is willing to make one last good faith offer to the home owner. Shannon motioned to waive fine if they to remove the air conditioning unit by July 31. Approved.
- 104 Apple Cart – York doesn't have the proper mailing address for the owner. Virginia will notify the renters that the owners will be charged at the next violation.

Home Owner Forum:

- Gino of Terraces 1 received a letter stating that his deck was in disrepair. Virginia will send him the architectural guidelines and covenants. Terraces 1 will need to consider his complaint.
- 206 Spencor Mill – stopped by to give an update. Reseeded barespots with burmuda in June. Will add more in July. He has it covered with straw. He also volunteered to participate on Grounds committee.

Motion to adjourn

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

-Meeting adjourns at 8:48 p.m.

Submitted by Amy Crawford, Secretary.