

Breckenridge Homeowner's Association Of North Carolina Inc.
Executive Board
Meeting Minutes
March 2, 2011

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

Board Members Absent: None

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

6:20 PM- Call to Order- Vance Campbell - Board President presiding.
Determination of quorum is conducted and deemed to be satisfactory.

Closed Session.

Previous Meeting Minutes: February's minutes were presented. Dave motioned to approve. Rose seconded. Approved.

York Properties Report was given by Virginia Davis.

1. Treasurer's Report– Virginia presented the non-reconciled February financial report.
2. York Property report –
 - a. Lake Project Update – Virginia presented the contract for final review. Amy motioned to approve the contract. Rose seconded. Shannon abstained. Vance voted in favor. Dave voted against. Approved.
 - b. Sign and Fence Power Washing – Virginia will schedule this next week. This was previously approved.
 - c. Fence Painting – Virginia will schedule this next week or two.
 - d. Entrance Landscaping/removal and replacement of dead plant materials – will pursue after the fence painting is complete.
 - e. Tennis Court Resurfacing – Virginia is getting additional quotes.
 - f. Tennis Court Lighting – Dave will research putting the lights on timers.
 - g. Pocket Park – Virginia will get the form from town and proceed with variance request.
3. Town of Morrisville – Street Calming – Blake Mills, Public Works Director and Jim Grimstead, Street Supervisor, and Tony Giokokas presented information from the traffic calming studies of Parkside Valley Drive since 2006. They explained that the addition of striping made a significant improvement. Also, the temporary speed tables also helped. They presented a proposal for raised crosswalks and halfway speed tables. They explained that

back in 2007 they conducted a poll of Breckenridge residents where 75% of people polled said there was a speed problem on Parkside Valley Drive. By 2010, the average speed was 37mph. The 85% percentile is at 42mph. The Town recommends still trying to reduce the speed even more, and the presented a proposal for adding several speed tables and raised sidewalks.

4. Pulte Homes – Drainage Issue – Chris Raughley, VP of Land Development explained that there is an area off Bristol Woods Circle that the town has asked Pulte to improve the drainage. There was one flooding event 5 years ago, but it has not reoccurred. TOM asked Pulte to fix the issue which was caused by an error in the plans. TOM approved the plans for the improvement. Pulte will provide a 1 year warranty on this work. Then maintenance will be the responsibility of the HOA. Pulte will need to get easement from home owners. The plat needs to be signed by home owners and the HOA. The HOA can hire an 3rd party engineer to inspect the wor, and Pulte will pay up to \$1000 to cover the cost of this. 8 properties are directly affected. 2 are indirectly affected. Pulte is also willing to provide some money for future fence movement for fences that are in the newly created easement. 5 of the 8 properties have an existing easement. Of the three remaining, only one has a fence.

**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: Nothing to report.

Grounds: Virginia presented a quote for mulch. She will get some more quotes.

Social: Ericka Connor was not present. Virginia presented potential dates for upcoming events.

Communication: Nothing to report.

Homeowner Forum:

Linda Shaw of 311 Shakespeare would like the board to consider no solicitation signs. Vance explained that the sub-associations, they can place signs because it is private property. But for public streets, the HOA isn't allowed to place signs without a permit from the town. Virginia said that she could ask for a permit for a sign. But they don't think it will help. A homeowner recommended having Virginia call the people placing the fliers and ask for the fliers to be removed. Virginia explained that she does do this, and that she is always willing to do so. Dave recommended putting something in the newsletter and the website to ask homeowners to notify Virginia.

Bobby and Carolyn Norris from 401 Crescendo Dr was checking on the status of his architectural submission. Virginia explained that we have the submission, but that since the architectural committee chair was not at the meeting, that it would be handled over email, and he should get a response within a few days.

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.