

Breckenridge Homeowner's Association Of North Carolina Inc.
Executive Board
Meeting Minutes
October 5, 2011

Board Members Present: Amy Crawford, Shannon Becker, Vance Campbell, Satish Garimella, Narsa Gaddam

Board Members Absent: None

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

6:16 PM- Call to Order- Vance Campbell - Board President presiding.
Determination of quorum was conducted and deemed to be satisfactory.

Closed Session.

Previous Meeting Minutes: Shannon motioned to approve both sets of the October 5 meeting minutes (there was a meeting both before and after the annual meeting). Vance Seconded.
Approved.

York Properties Report was given by Virginia Davis.

1. Treasurer's Report– Shannon explained that he is now getting the electronic downloads of the financial data from York. Discussed the option of having a Finance/Budget committee. At this time, it was decided that this is not needed. We will revisit in the future if a need is identified.
2. 2012 Budget - The draft budget is being reviewed. Shannon will hold a separate session to discuss any questions that board member may have about the budget.
3. York Property report –
 - a. Tennis Court Resurfacing – Bryant-Durham submitted a change order for \$12,850. Amy motioned to approve less the amount of the repairs for the sidewalk, fence, and landscape (which was damaged by them) and less the \$1250 from NorthState to repair the holes that they caused. Shannon seconded. Approved.
 - b. Tennis Court Fencing – The board asked Virginia to get a quote for fixing the bottom coil wire to compare to quotes for replacing the entire fence. A quote was submitted, but the company doesn't recommend doing this repair because it won't last. Satish and Shannon will walk around the fence to familiarize themselves with this. Also, Sharad Gupta and Dave Mize will be consulted.
 - c. Pool paint and coping – Virginia got quotes for this. Still need more quotes for pool area improvements.

4. Sports and Youth Committee – Satish presented a first draft of a vision and mission statement. Rather than identifying a budget, the committee will come to the board for individual approvals for the cost of each event/award. Next steps are to wordsmith the vision statement, approve over email, and identify volunteers.
5. Clubhouse – The board asked Virginia to ensure a pre-checklist is being sent with with contracts for the clubhouse rental. Renters should be encouraged to note discrepancies. If possible, they should email pictures prior to the event if there are concerns. The board asks Virginia to inspect the clubhouse with a critical eye to identify areas of where maintenance is needed.

**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

Town of Morrisville – Street Calming – Representatives of the town of Morrisville came to discuss the street calming project: Jim B. Grimstead, Street Division Superintendent; Blake B. Mills, Director of Public Works; Tony Chiotakis, Senior Director of Community Services. The town explained that they did a traffic study, had some public input sessions, and requested bids. The bid for the work, plus the traffic calming study plus a contingency of 15% is \$91,820.30. The HOA will be responsible for half of the cost. If we approve immediately, the contractor will be able to finish by 12/10. The town does not recommend deleting any of the speed bumps. However, if one must be removed could see Grey Marble or Masterwood. Provided Schedule A of the shared costs. The town also provided an agreement for traffic calming on Parkside Valley Drive. Shannon made a motion to approve the agreement. Satish seconded. Approved.

Committee Reports:

Architectural:

141 Brentfield Loop – would like to install a standard glass storm door. Shannon mentioned to approve. Vance seconded. Approved pending subassociation approval.

158 Brentfield Loop – Would like to add a driveway pad. Shannon mentioned to approve. Vance seconded. Approved.

106 Durston Loop – Repainted shutters and door a dark blue which is an existing color that is in the neighborhood. Shannon mentioned to approve. Vance seconded. Approved.

209 Durston Loop – Installed brick patio pavers. Shannon mentioned to approve. Vance seconded. Approved.

211 Crescendo Drive – Would like to install a flagstone border, walkway and landscaping. Approved previously via email.

108 Brentfield Loop – Would like an extra parking pad, but it will be separate from his driveway because of the water meter. Shannon mentioned to approve. Vance seconded. Approved pending the subassociation approval.

Grounds: Nothing to report. The board is asking the committee look at the burm situation and to make a recommendation on signage.

Social: Nothing to report.

Communication: Nothing to report.

Motion to adjourn

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

-Meeting adjourns at 8:54 p.m.

Items Approved via Email During the Month of October. All Email Votes must be unanimous

- The board approved an appreciation dinner for the social committee with a budget of \$350.

Submitted by Amy Crawford, Secretary.