

Breckenridge Homeowner's Association Of North Carolina Inc.
Executive Board
Meeting Minutes
September 1, 2010

Board Members Present: Rose Troyer, Sharad Gupta, Vance Campbell, Amy Crawford

Board Members Absent: Dave Mize

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

6:42 PM- Call to Order- Rose Troyer - Board President presiding.
Determination of quorum is conducted and deemed to be satisfactory.

Closed Session.

Previous Meeting Minutes: There was not a quorum for the July or August meeting, so there are no minutes to approve. Rose motioned to approve the June minutes, and Vance seconded the motion. The June meeting minutes are approved.

York Properties Report was given by Virginia Davis.

1. Treasurer's Report– Virginia presented the non-reconciled August financial report.
2. York Property report –
 - a. Replace mulch in the beds near the pool area – Virginia recommends using pebbles large enough not to clog the pool filter rather than the bark mulch that has been making it difficult to clean the pool. Amy motioned, Vance seconded. Approved.
 - b. Devil Strips – Looking to see if there is interest in having the devil strips maintained by the HOA. We would allow folks to opt out. Will have a Newsletter blurb to see if there is interest, and use survey monkey to capture the results. Vance will write the survey.
 - c. Fining hearings for failure to mow – Rather than having the lawns mowed after the appropriate warnings, Virginia recommends that we have fining hearings instead. She thinks this will do a better job of encouraging compliance.
 - d. Need to amend architectural guidelines to specify that you can't have a vine covered home. We can add the word "reasonable" or maybe say that vines need to be contained on a trellis no bigger than X.
 - e. Newsletter content – Devil strips (see above), pool closing date, fall yard maintenance, tennis court courtesy, pet courtesy, rules for renters, and annual meeting reminder. Target draft by early next week.
 - f. Annual meeting is October 6 – Will have postcards sent out that people can give their proxy to the board and mail back to York. The letter will go out on Monday to call for nominations.

- g. Tennis Courts – The trash cans are not getting emptied. There is glass where the old clocks were. Virginia will work Brickman to get this addressed and ask Dean to report these types of things in the future if he notices them.
- h. Flooring in downstairs area – Virginia will get us some quotes for replacing the musty carpet in the downstairs area of the clubhouse.

**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: Chris McCann was not present. Board discussed submittals from:

1. 104 Button Road – Amy motioned and Vance seconded to approve the tile for around the house. Approved. Sharad will go look at the existing 12x12 window.
2. 502 Caraleigh Coard – Style C fence. Vance motioned and Amy seconded to approve. Approved contingent on Manors 2 approval.
3. 307 Durston Loop – Gazebo. Vance motioned and Amy seconded to approve. Approved contingent on Manors 1 approval.
4. 105 Vail Court – Covered patio within fenced yard. – Amy motioned and Vance seconded to approve. Approved.
5. 106 Versythia – A back door with glass on top with a doggie door. Amy motioned and Vance seconded to approve. Approved contingent that the yard is fenced.
6. 604 Willingham – Rose will look at yard.

Grounds: Vance Campbell – Aeration and over-seeding time is coming up. Vance is working with Brickman to plan this.

Social: Ericka Connor presented report. Total wine will facilitate a wine tasting on 9/11. Fall festival 10/23 11-2. Vance motioned to give an additional \$2000 to the Social budget. Rose seconded. Approved.

Communication: Sharad and Erica would like the web site to not look so drab. Virginia thinks the links could be more user friendly. Rose will see if Tom would be willing to do some rework.

Motion to adjourn

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

-Meeting adjourns at 8:45 p.m.

Submitted by Amy Crawford, Secretary.