

**Breckenridge Homeowner's Association Of North Carolina Inc.**  
**Executive Board**  
**Meeting Minutes**  
**April 7, 2010**

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

**Board Members Absent:** None

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

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

**Closed Session**

Dave motioned to approve March and Feb minutes.

**York Properties Report** was given by Virginia Davis.

1. Lake Restoration Project – The bids have been released. Patsy Hilburn and Dan Pabst of Pabst & Hilburn, and Levi Denton of Terracon attended the meeting to give the soil report. Levi explained that he was asked to obtain soil borings and materials within the slope to get the engineering characteristics of the slope. Based on the results of the modeling and the analysis of the samples, there isn't a deep mobile stability issue on the slope. The soil where there aren't plantings is all that is washing away. Behind #29 it is moist on top of the ground and this could be because of the gutters. It might be worth inspecting under the decks to see if there are leaks. Solution – 2 options. 1. Take out plantings, regrade, and use riprap. 2. Use geoweb (honeycomb shaped cells that go on top of a fabric barrier and fill with free draining sandy top soil) and plant on top of that. This will fix the surface erosion problems. Planting love grass is an option. Draining also needs to be addressed. The "roof leaders" could be extended to the bottom of the slope. Or they could tie them into one header pipe and have it moved away from the slope. Patty explained that option 2 above is what was included in the bid. There may be an additional cost for a silt fence near where the where the soil from the lake is going to be placed. Need to work with Brickman and come up with a plan for the plantings in the geoweb. A&M wants signage and/or temporary fencing around the pond to keep people out of the construction area. This can be announced in the newsletter/ mailing. Pearce expressed a concern about access. They are looking for an alternate access point rather than directly off Parkside Valley because it won't work for their equipment. They want to potentially use property that is in Terrace I. Virginia and Vance were concerned that this would be going through people's yards. Virginia asked them to re-walk the area to try to find another solution.
2. Treasurer's Report– Dave presented the financial information.

3. York Property report –Virginia sent more letters with a 3/31 deadline for pressure washing. She will re-inspect next week. If folks are still noncompliant, we can invite them to a fining meeting.
4. Virginia explained that there is an irrigation leak in the main line in the common area near the Manors I . It was found during testing.
5. At the driveway to the utility box just past Manors I, there is a crack. Virginia will get an estimate to repair.
6. Virginia getting signs for pool opening.
7. Virginia will look at the silt fence on Willingham near the pumping station to be sure it is appropriate.
8. Virginia will contact the other sub-associations about need for pressure washing and repair of faded shutters.
9. Virginia has contacted Progress Energy about replacing the light fixture on Madison Heights.

**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 presented the following requests:

1. 201 ruby walk submitted a sample for how she would like to paint her door. Vance Motioned to approve, Dave seconded. Approved contingent on the Lake II board approval.
2. 100 Vale Court wants to change front door and shutters from Navy to Dark Gray. Vance Motioned to approve, Dave seconded. Approved.
3. 105 Vale Court has a metal fence that is not in compliance. Sharad motioned to deny. Rose Seconded. Denied (4 to 1 with Dave being in favor of the fence).
4. 125 Ruby walk wants a privacy fence. Vance Motioned to approve, Dave seconded. Approved contingent approval of sub association, and it must exactly match existing fences.
5. 108 Kurtner Ct. submitted a request for a large amount of work on his property which includes a standard fence around the property, stamped concrete patio, replacement of rear window with a sliding glass window, concrete and stone BBQ, pergola, and fireplace. Amy motioned to approve. Vance second. Approved contingent on approval from the Town of Morrisville.
6. 207 Durston Loop wants to install a bat house. Vance motioned to approve, Dave seconded. Approve contingent Manors I approval.
7. 603 Crescendo Drive wants to add a concrete walkway around the house. Vance motioned to approve, Dave seconded. Approve.
8. 108 Durston Loop wants to add a storm door. It is a Larson which is a standard door. Vance Motioned to approve, Dave seconded. Approve.
9. 109 Durstan Loop wants a second parking pad. Vance motioned to approve, Dave seconded.
10. Virginia suggested changing the wording on the architectural form to require 3 neighbor's approval signatures. Vance motioned to approve, Dave seconded. Approved.

**Social:** Dean would like to have an adult tennis social in late April or early May. Dean will do all the coordination, but it will need approval from the Social Committee since it will come from her budget. Virginia will get a quote to replace the clock.

**Communication:** Miriam Tremblay is interested in helping the Communication Committee. She will help with the newsletter. She will look at what other neighborhoods have done and will make some suggestions.

**External Relations:** None

**Grounds:** Rose and Vance walked around with Jason Counter of Brickman on April 2. They looked at all the entrances and all along Parkside Valley Drive. The plan is to spread out the red blooming bushes. They will give proposals for the entrances. There is a crack on the tennis courts. Virginia will look at it and will get the repair company to look into it.

**Community Watch:** Dave motioned to disband the Community watch committee since there is not enough participation, Sharad seconded. Disbanded due to lack of community interest.

**Safety Committee:** None

**Motion to adjourn**

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

**-Meeting adjourns at 8:14pm.**

Submitted by Amy Crawford, Secretary