

Breckenridge Master HOA Board Meeting

Date: March 5, 2014

Location: Breckenridge Clubhouse

1. Establishment of Quorum: Murali Takalpati, Shefali Bhalla, Vijay Lanka, Tim Shadle, Carol Slaven. Not present- Satish Garimella.

2. Meeting Called to Order at 6:58 pm.

3. Review of January and February 2014 Minutes (7:00 pm)

January and February minutes were approved by all.

Tim places a motion to accept the minutes. Shefali seconds the motion. All are in favor. Minutes are approved.

4. Budget Ratification (7:20 pm)

Tim presented the budget to attending residents, followed by a Q&A session.

Tim places motion to ratify the budget. Murali seconds the motion. All in favor. Budget 2014 is approved. (7:35 pm)

5. Property Management Report (7.05 pm)

A. ARC Violations:

1. Unauthorized fence installation. The residents did not send in an application for approval. They were informed of a hearing but there was no response. Tim places a motion to remove the fence at the resident's expense. Murali seconds the motion. All are in favor. The motion is passed at 7:12 pm.
2. Unauthorized parking pad is installed. Unauthorized metal fence is installed. The house is now up for sale. Tim places a motion to put a lien on the residence. Vijay seconds the motion. All are in favor. Motion is passed at 7:15 pm.

6. Old / Unfinished Business (7.27 pm)

A. Lock Changes for Doors: York management has called All Safe, and are currently awaiting a quote.

B. Waterway Update: It is requested that the engineering team from Army Corp. be contracted regarding a resolution to this issue.

C. Riprap behind Tennis Court: It is greed that this fix will take place when the shelter is installed.

D. Pool Mushroom: Pending results of resident's survey. York Properties is requested to get the code requirements for the same.

7. Committee Organization (8:20 pm)

Lawn and Appearance Committee: The Annual Lawn Mower Clinic is scheduled for May 3rd 2014.

8. Executive Session (8:25 pm)

- A. **Hole in the Ceiling:** York Properties is requested to get a quote to fix the damage.
- B. **Bylaws Change:** York Properties is requested to contact lawyers and confirm the procedure for the same.
- C. **Foreclosures:** An update on foreclosures is requested from the lawyers.

9. Adjournment

Shefali placed a motion to adjourn. Tim seconded the motion. This is not a debatable motion. Meeting is adjourned at 8.40 pm.

Signed and submitted by
Shefali Bhalla
Secretary
Breckenridge Master HOA Executive Board