

Breckenridge Master HOA Board Meeting

Date: September 3, 2014

Location: Breckenridge Clubhouse

- 1. Establishment of Quorum:** Satish Garimella, Shefali Bhalla, Murali Takalpati, Vijay Lanka, and Carol Slaven.
Not present: Tim Shadle.
- 2. Meeting Called to Order at 6:38 pm.**
- 3. Review of August 2014 Minutes (6:40 pm)**
Satish places a motion to approve the minutes. Murali seconds the motion. Minutes are approved.
- 4. Treasurers Report (6:45 pm)**
Gas expenses are expected to exceed budgeted amount of \$850. The reserve fund stands at approximately \$318,000.00. There is a variance of approximately \$5000 on the monthly dues.
- 5. Property Management Report (7:10 pm)**
 - A. Clubhouse Roof Leak: The leak has been fixed at a cost of \$600. The leak was in the pipe boot, and the roofer suggested preventive maintenance which was then carried out.
- 6. Old / Unfinished Business (7:15 pm)**
 - A. **Shelter Update:** Garbage cans to be placed around the gazebo have been ordered. The occupancy certificate is pending on electric work. Carol is requested to get quotes for picnic tables to be placed around the gazebo.
 - B. **Brickman:** There has been a lack of communication from Brickman. The property managers still await an email with an updated irrigation proposal.
 - C. **Pressure washing of monuments:** Johnson Power Washing will be completing the task next week.
 - D. **Pool Contract:** There is a 5% increase in the contract cost for renewal. Satish has offered to call the company to request a waiver of the price hike.
 - E. **Light Replacement:** LED bulbs to be bought at Costco in collaboration with board members. Since there is a limit on purchases, multiple trips will be required.
 - F. **Duke Power Audit:** On hold till end of pool season.
 - G. **Annual Meeting:** Satish and Murali will run again this year, however Shefali and Vijay have decided to end their term.

- H. [REDACTED] (7:46 pm): Satish places a motion that the parking pad be removed, and PPM, the sub-association, or the owner pay for removal. Murali seconds the motion. All in favor. The motion is passed.

7. New Business (8:12 pm)

- A. **Flashing Crossing Lights (8:12 pm):** \$5000 budget is approved for the lights. The motion is placed by Satish, and seconded by Murali. All are in favor, and the motion is passed.
- B. **Tennis Court Cracks:** One bid has been received. Awaiting bids from two other companies.
- C. **Tim Shadle:** Tim Shadle, Treasurer, has resigned his board seat citing personal reasons. His resignation has been accepted by Satish.
- D. **Baby Changing Stations:** Four baby changing stations are to be installed, one in each bathroom. Satish places the motion, Vijay seconds. All in favor, the motion is passed at 8:24 pm.
- E. **Bus Shelters:** The board is considering the feasibility of adding bus shelters at certain locations where many students gather in the early morning hours. Carol will provide a copy of the community map so that bus stop locations can be discussed.

8. Committees (8:20 pm)

A. Architecture (7:49 pm):

1. [REDACTED]: Add pavers under deck and relocate two trees.
2. [REDACTED]: Replace front door.
3. [REDACTED] Retaining wall construction to stop erosion behind the fence.
4. [REDACTED] Extend deck, add screened patio, and pavers under patio.
5. [REDACTED] Fence the backyard to match both neighbors fence.

Satish places a motion to approve all as above. Murali seconds the motion. All the above are approved at 7:59 pm.

The architecture committee is tasked with formulating a standard document listing all approved colors, styles etc. for all associations.

- B. **Sports and Youth (8:05 pm):** Carol is requested to draw up a contract for Dean, the tennis coach stating restrictions on scheduling times. Only two court are to be occupied at a time for lessons. No non-Breckenridge residents are to be accepted for lessons. Fall session free of charge for resident group lessons.

9. Adjournment

Satish placed a motion to adjourn. Shefali seconds the motion. This is not a debatable motion. Meeting is adjourned at 8:30 pm.

Signed and Submitted by
Shefali Bhalla
Secretary
Breckenridge Master HOA Master Board