

Breckenridge Homeowners Association

Board Meeting Minutes

TitleOne @ 4:30 PM

January 18, 2024

Meeting was called to order at 4:30 pm by Angela Grant, President

- Members in attendance: Larry Roberts, Angela Grant, Cathy Reed, Susan Beseris, Verlie Stanger, Loren Butler, Steve Clezie, Dustyn Brownlee(Property Manager), Jennifer Brownlee(Property Manager)
- Members absent: Annette Tucker

Approval of Minutes

- Loren moved to approve the corrected November 16, 2023 regular board meeting minutes, motion was seconded by Larry, motion passed unanimously.

Treasurer's Report - Larry Roberts

- Two vacant lots in Manor - Per the 2002 minutes, an agreement was made with Gerald Martens to pay a reduced amount for the HOA dues. The amount for the vacant lots was decided to be 75% of the full amount paid by homeowners. The current board agreed to continue with that same agreement made in 2002. The current lot owners will continue to pay \$150/mo/lot for the year 2024. Jennifer will communicate this to the owners.
- Larry received a bid from The Spray Guy, in the amount of \$12,917, for the 2024 season. This bid included a small increase from last year. A 10% discount is offered if we pay in full by March 1st. Loren moved to approve full payment of the 2024 bid from The Spray Guy less the 10% discount, motion was seconded by Verlie, motion passed unanimously.
- The 2023 year end financial statements are due to homeowners by March 1, 2024.
- The November and December financials were not available at the meeting, so they will be approved at the next board meeting.

New, Unfinished or Postponed Business

- Cathy brought up the ongoing issue of the center Ash tree on the south side of Canyon Park in the common area, next to Vanessa Norton's fence. Per Kevin of 2T Lawn, the tree was planted too close to the irrigation control box and needs to be removed. A bid for \$1,000 was received from Steele's Tree Service in June of last year, which included removing the tree and grinding the stump. Before fully understanding the issue with the irrigation lines, the board had voted and approved splitting the cost of removal of the tree 50/50 with the homeowner. After revisiting this, Loren moved to have the HOA pay 100% of the cost to remove the tree, motion was seconded by Larry, motion passed unanimously. Cathy will notify Steele's Tree Service and Vanessa.
- A dumpster has been in and out of the garage/driveway at 798 Canyon Park since September of last year. Two board members have tried knocking on the owner's door, but always no answer. Jennifer will text the homeowner to find out what the situation is.
- Manor Gate - The gates at Manor have been left open because the exit gate is frozen again. Zach came to look at it and hopefully fix it. The gate arm does not seem to have enough power, so it may need to be replaced this summer.
- Kimberly Nurseries accidentally started to plow snow onto the 2 vacant lots in Manor. Angela informed the driver that he could not put the snow there. The driver was not aware of our previous instructions not to place snow on the 2 lots. Angela talked with John at Kimberly Nurseries. Part of the problem is miscommunication and also that we are at the bottom of the priority list. The board is now looking for an alternative company for snow plowing. Susan will be getting a bid from Scott DeJong of US Lawns for the landscaping to replace the Poplars, bid for yearly lawn maintenance and an hourly rate for sprinkler repair. US Lawns also does snow removal.
- Angela received a text from a homeowner in the Village asking why, with all the dues they pay, we are not taking care of the snow removal. There is a City of Twin Falls ordinance #7-5-1A which reads: Every owner, tenant or occupant of the premises abutting or adjoining any sidewalk or alley in the City shall be required to remove all snow, ice and rubbish from any such sidewalks and all rubbish from such alleys. If a board member is contacted by a homeowner that is complaining about the snow/ice on the sidewalks, they can reference this city ordinance. This ordinance is to be put on the website.

- HOA Special Assessment - Loren has a binder containing synopses of the 2001 through 2010 board meeting minutes. The last time there was a special assessment, it was for fencing. Of the total fencing cost of \$80,000, approximately 31% came from the general fund, with the balance being obtained via a special assessment. Cathy volunteered to work on compiling, in one location, all the available board meeting minutes from inception. The board is required to keep the last ten years of minutes.
- Board Secretary - Verlie nominated Cathy Reed to be the new secretary for the remainder of 2024, motion was seconded by Steve, motion passed unanimously.
- Ongoing improvements to be discussed further:
 1. Manor entrance area - Removal of damaged brick structures on either side of the gate and making the entrance to Manor secure, possibly with vinyl fencing. Replace or freshen Breckenridge Manor sign. Update beds with weed barrier, plants and rock.
 2. Sidewalk/concrete repair where it is lifted due to tree roots
 3. Update Paver driveway through gate area.
 4. Discuss and make plans to remove the narrow strip of grass near the arborvitaes on the West Side of the subdivision near Randy & Angela Grants home.

Architectural Committee – Verlie Stanger

- None

Landscape Committee - Susan Beseris

- Susan asked John, at Kimberly Nurseries, for more specifics on page 2 of the landscaping bid previously received. John gave Susan the size of trees, but did not give the unit price per tree. Susan is waiting for the bid from US Lawns.

Pool Committee - Cathy Reed

- None - pool closed

Website - Cathy Reed

- City ordinance code referring to snow removal is to be posted on the website. There is still a lot of missing information on the contact list. Note that driveways and sidewalks are the homeowner's responsibility.

Property Manager Update - Dustyn & Jennifer Brownlee

- There were many inquiries from homeowners this year regarding leaf clean-up.
- New homeowner in Retmier's house (703 River View) has been in the home for approximately one month and still needs a welcome packet.

Adjournment

Cathy moved to adjourn the meeting, motion seconded by Susan, motion passed unanimously. The regular meeting was adjourned at 5:24 pm.

The next board meeting will be on **Thursday February 15, 2024, 4:30 pm at TitleOne.**

Respectfully submitted,
Cathy L. Reed, Secretary