

Breckenridge Homeowners Association

Board Meeting Minutes (Amended)

TitleOne @ 4:30 PM

April 18, 2024

Meeting was called to order at 4:31 pm by Angela Grant, President

- Members in attendance: Angela Grant, Larry Roberts, Susan Beseris, Loren Butler, Cathy Reed, Verlie Stanger, Steve Clezie, Jenn Renfro (Property Manager).

Approval of Minutes

- Loren moved to approve the February 15, 2024 corrected regular board meeting minutes; the motion was seconded by Susan; and the motion passed unanimously.

Treasurer's Report - Larry Roberts

- We are right where we need to be unless we get trees or sprinkler problems.
- "Income tax" might be for tax prep. Larry will check to see what this is.
- Are the gate utilities in the Manor assessment? Larry will check. Not sure if the gate is metered separately.
- Mowing/lawn care is \$11,000 January through March. Spread out over 12 months, he gets an equal check of about \$5,400 per month. Pesticides are prepaid due to a 10% discount.
- Loren moved to accept the March 2024 Financial Report. Susan seconded the motion and it was passed unanimously.

New, Unfinished or Postponed Business

- The Meet and Greet is next Tuesday, April 23, 2024. The Spray Guy won't be there.
- Water was turned on this week.
- Steve Clezie provided his new tenant's contact information.
- Tag Sale for improvement of east entrance. Money would go to HOA. One day only from 8 to 2 and will have everything not sold picked up that same day by someone like the Arc. Postponed until the fall.
- Pool clean up day. Saturday, April 27th if the weather is good. Coordinate with Kevin from 2T to bring a trailer and big yellow containers. Will start at 9:00 AM.
- Lots of cats in the neighborhood, some are strays including three cats with their collars on. Must keep inside or under control if not kept inside per the CC&Rs 2.1.9. Will send a reminder to homeowners with the walk through letter.
- Angela indicated Jim Stevens had problems with TDS cable install and their method of installation. TDS has the right to easement. There is a \$25.00 deposit. Susan was told it would be August at the latest but they are scheduled for June 25th and 26th. Homeowners can call or go online. They should receive a flier in the mail. The project engineer will come by before they bury it. Get someone from TDS to let us know what is going on. The city should monitor. We will have the property manager get in contact with TDS about timeline, installation, deposits, etc.
- 702 Riverview Drive has a guest who blocks the sidewalk when he parks his truck. She needs to be reminded not to block as there are quite a few elderly people in the HOA. She has been notified of this before. The property manager will contact to remind her.
- Loren stated that the yard at 859 Canyon Park Avenue is not being mowed. He talked to 2T and they haven't been mowing it. Who is paying for it? Larry will talk to Gary Shook, the listing agent about the lawn.
- Yesterday, Susan noticed a wood chipper in front of 830 Riverview Dr which is listed by Cory Robinson. She walked back there and they were taking out trees. They had already cut part of one of the trees. Cory said they planned to take it all out. Susan told them that is not protocol

and went to get Verlie. They have not followed procedure by submitting an Architectural Approval Form before work began. Cory came back with a form the same day. Verlie and Susan signed and approved it. Cory also had the wrong HOA dues. Cathy called him about the dues. Listing agents are not giving the correct information to potential buyers.

- Pam's McClain of Harris CPAs direct line is 543-6491 Ext 1302.

- 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

- 814 Canyon Park Drive's request was approved. She wants to put pavers in where her Dad's dogs were kept and take out the old bushes with flamingos. She also wants to put in a platform with a fence for her garbage cans to get them out of her garage. They would be right next to the Tuckers' front door - this part will not be approved. For the pavers, did she include drainage and run off plans with her form? Approved pending proper drainage.
- The streetlight in front of Barb's house is out. The property manager will call Jennifer to see where the replacement bulbs are being stored. How much does it cost to replace one? Larry will check to see how much Heider Electric charges. Maybe Heider can put in extra lights in the storage unit or by the pool. Invite Heider to meet and greet.
- Need to add to Spring update letter: Remember any exterior changes to trees, shrubs, door colors, outdoor lights, etc must be approved by the architectural committee by filling out the Architectural Approval Form.

Landscape Committee - Susan Beseris

- If there are any changes or additions after listening to homeowner input, the designer would make those changes and then they will provide a second revision, including a budget. Final revision with changes and budgets will be the proposal. Ground cover is crushed granite. Lighting on the walkway should be flat and not directional. The area by the 750 Canyon Park Avenue needs more lighting and even though barberries will be removed, the new plan should provide privacy. All plants in this plan are native and will use 70% less water.
- Larry indicated the bid for taking out the trees and grinding the stumps was about \$15,000. Replacement plan costs would be in a special assessment. If we take the removal costs out of the general fund but then the special assessment does not pass, we might have an issue but the poplars have to be removed. May have additional costs for sprinkler and having Kevin take out the sprinkler system in that area
- Talk to Chuck of Steele's Tree Service about availability. Is taking out barberries and the rest of landscaping included in the bid? Cathy sent him a text and he called back. He confirmed that the bid was around \$15,000. He was positive the bid included removing all of the barberries and landscaping between the fence and the sidewalk including grinding the stumps. He is 4-6 weeks out from today if we decide to go ahead with the removal of the poplars and barberries. Chuck sent the bid to Cathy.
- We will have a special meeting about the replacement plan for the west entrance, after an earlier board meeting next month. The special meeting is scheduled for May 16, 2024 at 5:30 at the pool.

The board will meet at 4:00 at the pool for the regular board meeting. Angela will review before mailing.

- West entrance - Steele Tree Service was supposed to cut down grasses. Susan and Steve ended up doing it. There are leaves behind it. Need 2T Lawn Care's crew to get back there. Dustin said he talked to Steele and it didn't happen.
- 2T Lawn Care needs to check drip lines and possibly run new lines. The tulips and bulbs on the west entrance are not getting enough water and are dying. The entrance water system needs to be checked.

Pool Committee - Cathy Reed

- The pool might open sooner than Memorial Day, depending on the weather. Dusty to decide when to open. He will set the temperature somewhere in between where it was last year and the year before.

Website - Cathy Reed

- No updates.

Property Manager Update - Jenn Renfro

- I met with Chuck and Travis with Steele's Tree Service on 04/12/24 and Lee with Trees and Stumps on 04/15/24 to get a bid for the trees overhanging the neighboring HOA and the line of arborvitae on the west side that need to be topped. Chuck indicated that the last time they topped these trees was about eight years ago. They said the bid would be cheaper if they could access from the neighboring property from a bucket truck. They will cut to the height of the third tree from left, follow slope and twine so limbs won't fall. The suckers on the other side should be dealt with. Chuck also said we should have a budget every year to start taking out trees that are leaning or too close together so we won't have one huge expense. He also said the needles under the arborvitae need to be cleaned out by our lawn service.
- I emailed Katie Breckenridge about accessing the trees from her side and the answer was no. I let Travis and Lee know. Lee had already submitted his bid and said it would not change his bid to access the trees from the east side.
- The homeowner at 819 Canyon Park Avenue called for the last 12 months of HOA fees. I emailed Pam and she sent the information. I mailed the document as they do not have an email on file.

Adjournment

- Regular meeting was adjourned at 6:00 pm. Lorne moved to adjourn and Larry seconded.

The next board meeting will be on **Thursday May 16, 2024, 4:00 PM at the pool.**

Respectfully submitted,



Jenn Renfro
Property Manager