

Breckenridge Homeowners Association Board Meeting Minutes (Amended)

The Pool at 4:00

May 16, 2024

Meeting was called to order at 4:09 pm by Angela Grant, President

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

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

- Accounts receivable: one delinquency for more than one payment at 702 Riverview.
- In nonprofit corporations, the interest income is taxable and the income tax expense pays for the income the HOA earns on the savings accounts.
- Net income - on budget.
- \$5,000 bill from Steel's Tree Service for spring trimming.
- When the Manor did the road and gate there was a special assessment to make up the difference.
- Loren made a motion to accept the April 2024 Financial Report. Verlie seconded the motion and the motion was approved unanimously.

New, Unfinished or Postponed Business

- Get bids from Trees and Stumps and Steele Tree Service to take out trees by water meters. They are in the common area outside of the fence. Maybe take out the ones by the water meter and leave the rest up to her. Larry will talk to her.
- Limbs at front. Angela talked to Kevin and his crew will clean it up. Tilson actually caused the mess and they said they would take care of it.
- Renters need to know about the CC&Rs. Steve gives them to his renters.

- 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

- 619 Riverview Drive would like to install pavers similar to 683 Riverview Drive. They would be replacing grass and other plants.
- 684 Riverview Drive also asked to do some landscaping. Must have proper drainage, lots of lines.
- 814 Canyon Park Drive's pavers are probably not good for drainage.

- The house for sell at 851 Canyon Park is talking about painting the house and possibly having the roof done. It hasn't closed yet. Larry will have Linda get the contact information for the buyer.

Landscape Committee - Susan Beseris

- Susan will meet with Kyle and talk about the changes to the proposal including continuation of the lighting and pictures of the seat/bench. Susan paid him. Native Roots working on the budget.
- Susan is holding off on pots in the entrance areas.
- Watering the common area on Thursday. May need to talk to Kevin and change.
- Upcoming meeting about plan for west entrance: Angela will introduce the board and then turn it over to Susan. Then the floor will be opened to questions. Both tree services said the poplars are dead or will die in the next four years. Focus on safety, water savings, and low maintenance. Would need a consent for special assessment for any plan once approved.
- Have another open meeting next month. Put something up at each entrance. June 20th at 5:30 at the pool. Possibly have a pamphlet and dates. Larry will ask Linda if we can borrow signs for this.

Pool Committee - Cathy Reed

- The water spigots need to be turned on.
- Angela indicated Dusty Canoy cleaned the gutters out and the water is turned on.

Website - Cathy Reed

- No updates.

Property Manager Update - Jenn Renfro

- 683 Riverview drive had a leak in the sprinkler line where they had heavy equipment last fall. I called them and they agreed to fix the leak.
- Called the former property manager to get the light bulbs for the street lights. I called Heider Electric and they replaced the light in front of 859 Canyon Park.
- I emailed 702 Riverview drive about guests blocking the sidewalk.

Adjournment

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

The next board meeting will be on **Thursday June 20, 2024, 4:00 PM at the pool.**

Respectfully submitted,



Jenn Renfro
Property Manager