

Breckenridge Homeowners Association Board Meeting Minutes (Amended)

The Pool at 4:00

June 20, 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, Cathy Reed, Jenn Renfro (Property Manager).
- Members absent: Steve Clezie

Approval of Minutes

- Loren moved to approve the May 2024 corrected regular board meeting minutes; the motion was seconded by Verlie; and the motion passed unanimously.

Treasurer's Report - Larry Roberts

- \$8,200 above budget but nothing has been submitted for the pool for startup and maintenance for the year..
- Refer anyone delinquent on HOA fees to Larry.
- Larry will start forwarding the monthly financial information directly to everyone.
- The vote on the most recent financial report will be postponed until next month due to time constraints.

New, Unfinished or Postponed Business

- The homeowners at 777 Canyon Park Avenue would like to remove some trees at their own expense. They have some major damage to their hardscape from the tree roots. They were approved to remove three trees. Their tree contractor should coordinate with Kevin at 2T Lawn Care about turning off the water and location of sprinkler lines.
- Tilson: They took care of the tree limb at the entrance. They took care of the broken sprinkler line. We can do a walk through once they are finished and make a list of any repairs or issues we still have and submit a ticket.
- Ron Aardema from the neighboring HOA is on vacation but it seems like they won't take care of their poplars at the west entrance due to the cost.
- Nadia King from the neighboring HOA took care of the tree issues she was having.
- Harris CPA will be increasing our monthly fee to \$1,000 in 2025.
- The homeowners at 670 Riverview Drive had questions regarding the pool opening. Angela addressed their concerns.
- Scott Thompson, who does our backflow testing, agreed on bid for our testing previously. The bid went up \$273. Susan will call him.
- 771 Riverview Drive is now for sale.
- Trees on back path: Steele's cannot cut small limbs.
- Tree Whisperer will be at the HOA open meeting later tonight.
- 819 Canyon Park Avenue will be selling their home in the near future.
- Dusty Canoy was at the pool and a couple of young ladies were trying to tell him how to do his job. Angela took care of the matter.
- The property manager will get more bids on the dead tree on the path.
- 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

- 777 Canyon Park Avenue will be taking out several trees. Still need to find out what trees they are going to install to replace the ones they are taking out, at their own expense.
- 789 Canyon Park Avenue has issues with the honey locust in their yard. A big limb fell off and the tree is dying. He is asking to remove the tree and replace it with rocks.

Landscape Committee - Susan Beseris

- Susan talked to Snake River Tree Service. They were there to look at the trees on the other side of the road at the west entrance, which belongs to the neighboring HOA. They have one or two arborists that say the trees are healthy so why take them out. Jim Stevens came out and left saying they are “200 year trees”.
- The bid from Roots Landscaping was received.

Pool Committee - Cathy Reed

- Dusty had to shock the pool.
- The water fountain is working.
- The state of the pool after a party was bad. There were chicken bones and beer bottles left lying around. Maybe if we charge a \$50 deposit for parties and they have to clean it up they get their money back. We could put a request on the website or have them contact the property manager. We will discuss this matter further at the next meeting.

Website - Cathy Reed

- No updates.

Property Manager Update - Jenn Renfro

- Mailed new homeowner welcome packages to 830 Canyon Park and 851 Canyon Park.
- Received a call from 793 Canyon Park Avenue for the previous month statement for their HOA dues. I had Pam send it and I forwarded to the homeowners.
- Sprinkler line on Fillmore was broken in two places by Tilson. I called TDS and opened a ticket. They sent someone over to fix both breaks the next morning.
- Three breaks behind 683 Riverview Drive on the canyon path. I called Kevin and gave him the go ahead to fix the lines.
- The homeowner at 867 Canyon Park Avenue called and asked that the leaf net at the pool be replaced. I called Dusty. He ordered one and dropped it off at the pool.

Adjournment

- Regular meeting was adjourned at 5:00 pm..

The next board meeting will be on **Thursday July 18th, 2024, 4:30PM at the pool.**

Respectfully submitted,



Jenn Renfro
Property Manager