

Breckenridge Homeowners Association

Amended Board Meeting Minutes

The Pool at 4:30
August 22, 2024

Meeting was called to order at 4:03pm by Angela Grant, President

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

Approval of Minutes

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

Treasurer's Report - Larry Roberts

- We have the right amounts on the budget now and are about \$12K – \$15K over budget. The new bookkeeper should help with this.
- Pest control costs \$11K and has to be paid all at once instead of monthly.
- Verlie made the motion to accept the July 2024 Financial Report. Susan seconded the motion and the motion was approved unanimously.

New, Unfinished or Postponed Business

- We have four names of accountants. One didn't respond; one is not desirable. The third, Ashley, lives in Cutbank Montana and would work remotely from there. This won't work for us. That leaves Michelle Frostenson. Her resume is wonderful. She has been a bookkeeper and accountant for 20 years. She lives in Jerome. She will keep electronic files in the cloud. She is willing to work for what we are paying now, \$350 a month. Ms. Frostenson will begin working for us on September 1, 2024. Larry made the motion to hire Michelle Frostenson for \$350 per month as the new HOA bookkeeper. Cathy seconded the motion and it was passed unanimously.
- A lock needs to be installed on the pool bathroom door, possibly a keyed deadbolt. Steve France and Larry Roberts can handle the installation of the lock. Susan made a motion to purchase a lock and have it installed by Steve and Larry. Larry seconded the motion and it passed unanimously.
- There are questions and concerns regarding the regular monthly dues increase and the special assessment. Idaho statute says there is no limit the amount it can be increased. We just have to notify homeowners. Once the budget passes, we will have to notify everyone. The special assessment information is in statute 55.32.04. We should do the special assessment before the end of the year. The special assessment and the fee increase should be done separately. The special assessment will be in the \$1,000 range. 75% of homeowners have to agree. There are no requirements for the dues being increased. They will be increased on January 1st when the new payment coupon books are sent out. We are looking at about a 20% increase. The increase in dues is needed because to the pool costs, aging/dying trees, and the aging sprinkler system continuing to add extra costs to our budget. We have lots of common area as well and the last increase was over seven years ago.
- Bids to repair gates will be sought. We need to replace the arm on the drive gate. We need to get rid of the magnetic locks. The man/walking gates can be unlocked by reaching through from the outside. The pool gate is not locking correctly.

Architectural Committee – Verlie Stanger

- 770 Canyon Park Avenue wants to paint their home and install new gutters. Approved.

- Verlie will talk to the homeowners at 777 Canyon Park Avenue about the tree stumps that remain after removing trees. Susan or Angela will accompany her and find out what the plan to remove the stumps.

Landscape Committee - Susan Beseris

- The landscaping bid for the west entrance is good for 45 days and requires 30% down and 30% when the work starts. The remaining will be paid once the job is complete. The bid is \$47,725, including irrigation, and the bid from Steele's Tree Service to remove the existing poplars is \$15,000, bringing the project to about \$63,000. This would make the special assessment around \$1,000 per homeowner. Steele's Tree Service bid includes the removal of the barberries as well. Two additional bids were requested from Windsor's Nursery and Kimberly Nursery. Once the additional bids are received, we will determine which way to go.
- We need to check with the city to see if there are grants for sidewalk repair and our xeriscaping with the west entrance project

Pool Committee - Cathy Reed

- As of yesterday, the new toilet has been installed. The bid from JC Plumbing ended up being more money than planned. When he removed the old toilet, the seal was gone and the flange was rusty so he had to replace these items as well. He also installed a new shut off valve.
- The shower was leaking as well and he replaced the valve and cartridge. Our pool guy should have brought this to our attention.
- It will be announced at the annual meeting that any pool toys left at the end of the year will be thrown out.

Website - Cathy Reed

- No updates

Property Manager Update - Jenn Renfro

- Steve at Bill's Gates received the money we still owed him. He was going to look at our gate problems but it was decided to get bids from other fencing companies.
- Tree bids – we are waiting on Lee at Trees and Stumps to submit his bid. Martin at 3M has looked at the trees and is getting a bid together right now. Travis from Steele's Tree Service has submitted bids for all projects.
- Kevin from 2T Lawns indicated he had to install two sprinkler heads in the common area along the path that were removed by a homeowner last year.
- Kevin asked to bring in some dirt and sod to fix a swampy area that is in an area where two homeowners lots and the common area meet. He suggested splitting the bill three ways. Kevin said it would cost around \$500.
- There was an issue with some residents using the driveway of a resident that is not here very often. I contacted the parties involved to resolve the issue.

Adjournment

- Larry made a motion to adjourn the meeting and Verlie seconded. The meeting was adjourned.

The next board meeting will be September 19, 2024 at 4:30 at the pool.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jenn Renfro". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jenn Renfro
Property Manager