

# **Breckenridge Homeowners Association**

## **Amended Board Meeting Minutes**

TitleOne at 4:30  
November 21, 2024

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

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

### **Approval of Minutes**

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

### **Treasurer's Report - Larry Roberts**

- The YTD comparison: We gave approval for four tree projects and three of those have been completed and paid for. The over budget situation from last month reflects that. All year we have been talking about being over budget by about \$15,000 and we are now over budget by \$21,000 because of the tree projects. Hopefully, the 20% increase in dues in 2025 will take care of being over budget by about \$20,000 for the last three years and we won't have to dip into the savings to cover the shortfall. All of our vendors have been increasing their fees as well and Larry anticipates they will increase their fees this year. Lots of sprinkler repairs and lots of trees removed this year.
- Allegiance Welding – Manor gate, path gate invoice for \$5,782 needs to be divided. Larry needs to transfer money from the Manor account to the general fund to pay for their portion of the invoice.
- Loren moved to accept the October 2024 Financial Statement. Susan seconded and the motion passed unanimously.

### **New, Unfinished or Postponed Business**

- The homeowners at 814 Canyon Park Drive attended the meeting with comments and questions about the increase in HOA dues and lawn care. They also have an issue with the “sprinkler people” walking into the garage and not notifying them. The homeowner was not aware of this when she purchased the property. Her control box is in the garage. The homeowner has issues with the quality of work that is being provided and if they are our only option. Specifically, with the mowing and trimming bushes. They seem to be missing things. Mowing is done by 2T Lawn Care and the shrubs are done by Steele's Tree Service. Angela indicated that Steele's does a basic job on the shrubs and if something specific wanted the homeowner would have to get a landscaper. The grass edging is another concern. One person on the crew does a great job, but they also don't trim every time. Angela has talked to Kevin about this as other homeowners have brought this up before and the reason they don't trim every time is the edges will dry up. We will have Kevin notify homeowners before entering their garages for sprinkler access when turning the water on in the spring and off in the fall. We don't pay for weeding as it is too cost prohibitive. The homeowner asked if we get bids for the lawn care and Larry indicated we did get a bid from US Lawns the previous spring and it was substantially higher but it was when we were still under contract so we do need to revisit that before accepting the next bid from 2T. Susan pointed out the US Lawns bid included tree/shrub trimming, sprinklers, weeding and spraying.
- The homeowner also brought up the pool bathroom. She believes no one has cleaned it since she moved in and so she cleaned it. She also indicates she has changed light bulbs. The homeowner

was informed that we did provide a higher wattage light bulb have painted and replaced the toilet. Larry hung a cabinet and put a lock on the door for the winter. Larry stated that part of the problem was people using the restroom when the water was shut off but the lock installed for winter should remedy the situation. The tiles still need scrubbing and some grouting still need to be repaired before spring.

- Angela referred the homeowner to the website for dates for services.
- Snow removal for the Manor. Cathy talked to the homeowners with the empty lots and they do not want any snow on their property. Angela wondered about shoveling the snow to a section of our property, for example, that grassy knoll on Canyon Park. Hauling it away will cost a lot of money. We could put the snow on the center of the cul-de-sac possibly. We could just leave it but it might be a problem in a car. Not many people want deicer on the roads getting on their driveways or in their garages. We are last on Kimberly Nurseries list. Possibly find a private four-wheeler type small snow removal company so we can get more attention faster. The property manager will look into these options.
- The bid for the dead tree and trimming the two branches that overhang the neighboring HOA from 3M Tree Service was very reasonable. Larry moved to accept the bid to remove the dead tree and two smaller limbs over the neighboring HOA. Verlie seconded the bid. The motion passed unanimously. Angela will contact 3M as the property manager is absent and they probably would like to get started on the job.
- Arborvitae follow-up. Did we ask them to blow out all the debris under the arborvitae? They did not. It was part of the discuss but it is unknown if it was part of the bid.
- The front entrance landscaping buckhorns still need to be trimmed. Susan indicated that they were asked to do both the buckhorns and the grasses. Steele's have trimmed the grasses but not the buckhorns.
- Christmas wreaths and decorations are taken care of by Kevin from 2T. Someone has to get the decorations out and put them in the pool area. Susan has some of the ribbons in her garage.
- Cathy: Annette forwarded a receipt from Door King that was charged to their credit card for the annual fee. Cathy requested payment be sent to the Annette for reimbursement. Door King does the Manor gate control box. She obtained the login and found out how to add people. She deleted people that are gone and has codes for all but four homeowners. She now has instructions and updated the email to our BHOA email.
- Question from the homeowner. Is the new bookkeeper going to provide some way to pay our dues online? She is not set up to take online payments. Cathy suggested recurring payment as an alternative.
- If anyone has a vendor in mind for lawn care, let the property manager know. We will be getting bids for lawn care as the current contract is expiring.
- The coupon books need to go out before the end of the year. Larry will get with the property manager on this.

#### **Architectural Committee – Verlie Stanger**

- No updates.

#### **Landscape Committee - Susan Beseris**

- The homeowner attending the meeting asked if she could turn in a request now. She was encouraged to do so and the board indicated they could extend the date if the work is not done before it expires in 90 days.
- The three pine trees in the southwest corner of the common in the Manor will have to be addressed eventually but are on the back burner for now.

#### **Pool Committee - Cathy Reed**

- A new toilet, a new toilet valve, and the main water shut off in the equipment room where all replaced this year. Cathy and Angela painted the bathroom.

### **Website - Cathy Reed**

- Waiting on September Minutes corrected minutes.
- Angela wants a disclaimer on the website indicating we do not shovel the path that goes through the Manor in the winter and residents should use it at their own risk.

### **Adjournment**

- The meeting adjourned.

No December Meeting is scheduled.

Respectfully submitted,



Jenn Renfro  
Property Manager