

# **Breckenridge Homeowners Association**

## **Board Meeting Minutes**

Title One at 4:30  
October 17, 2024

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

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

### **Approval of Minutes**

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

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

- Utilities to the pool were shut off in 2009. The City of Twin Falls didn't bill for the water for the pool from 2009 until last month. They recently billed us for the last seven years, about \$1,200.
- We will be short about \$15,000 to \$17,000 as projected, due to increase in landscaping, pool maintenance, and tree maintenance costs.
- The aging account receivables are in good shape.
- Loren moved to accept the September 2024 Financial Statement. Susan seconded and the motion passed unanimously.

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

- A notice will be emailed and mailed to homeowners the first part of November concerning the HOA fee increase next year. Notice will be sent a second time in the first part of December.
- Allegiance Welding, the contractor for the manor gate repairs, needs 70% down to start repairs. The check has been sent to the contractor.
- Larry has changed the lock to the pool bathroom. The old lock is in the cabinet and will be reinstalled when the water is turned back on in the spring.
- Snow removal will be contracted with Kimberly Nurseries again this year. Next year we will get bids from multiple providers and possibly change our contractor for plowing. Angela will drop off the contract to Kimberly Nurseries.
- Still need to get rid of the snow in the Manor if we have lots of snow. We either pay out of pocket to haul out or rent the empty lots from the homeowner. We need to find out how much it would cost or possibly rent out the back up parking lot. Larry will talk to Kevin from the Canyon Springs Golf about this possibility.
- 3M did a great job removing the dead pine tree. They will submit a bid for the branches hanging over the fence of the neighboring HOA that have been a concern this summer. There is another dead tree we should get a bid for removal from them.
- Talk to Travis at Steele's Tree Service about trimming the buckthorns and the grasses at both entrances when they come to do the fall trimming.
- The meeting minutes will start going out the week after the meeting instead of the week before the meeting.
- 777 Canyon Park Avenue was notified by the Property Manager that they had a leak in their sprinkler line and that section was shut off by the landscaping company. A follow-up email will be sent to remind the homeowner that the water was shut off to the leak.

- Some homeowners have asked Loren to see the final plan for the west entrance before they leave at the end of the month. We could arrange for approval by phone if they are gone when we finally get the final bids and costs ready.

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

- 684 Riverview want to replace their roof with the same color. Approved. They are also doing work in the backyard and it looks really nice.

#### **Landscape Committee - Susan Besis**

- Jamie at Windsor's Nursery will be submitting their bid for the west entrance by tomorrow. Susan has yet to hear back from Kimberly Nurseries on this project.

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

- The pool is closed. The bathroom has been painted and the lock has been changed for winter.

#### **Website - Cathy Reed**

- The Property Manager will train with Cathy after the New Year to be a backup for the website.

#### **Property Manager Update - Jenn Renfro**

- The tree bids were awarded to various providers and work will start soon.
- A couple of homeowners requested HOA fee statements. They were obtained from the bookkeeper and forwarded to the homeowners.
- The homeowner at 777 Canyon Park Avenue was notified of a leak in their sprinkler system.

#### **Adjournment**

- The meeting adjourned at 5:10.

The next board meeting will be November 21, 2024 at 4:30 at TitleOne.

Respectfully submitted,



Jenn Renfro  
Property Manager