

Breckenridge Homeowners Association

Amended Board Meeting Minutes

TitleOne at 4:30

January 15, ~~2024~~2025

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, Jennifer Renfro (Property Manager), Michelle Frostenson(Accountant),
(Bookkeeper) Cathy Reed
- Absent: Steve Clezie

Approval of Minutes

- Loren moved to approve the amended November board meeting minutes; the motion was seconded by Larry; and the motion passed unanimously.

Treasurer's Report - Larry Roberts

- Actual vs. Budgeted. We ended the year over budget \$15,000 to \$20,000, as expected, due to additional tree trimming, tree removal, and sprinkler repairs. The 20% increase (~\$26,000) in HOA dues should cover the shortfall we are seeing every year.
- The homeowner of multiple lots is unhappy with being charged full price for the two vacant lots.
- Harris CPA will be going our tax returns at the cost of \$750. When Lisa retires, it will be \$1,700.
- Our bookkeeper will start sending monthly invoices as it only takes a click of a button to send to homeowners. She also invoiced all the accounts that were in arrears.
- Cathy Moves to accept the November 2024 and December 2025 Financials combined. Susan seconded and the motion was passed unanimously.

New, Unfinished or Postponed Business

- There were no responses to the snow removal letter to the manor residents.
- The top of the fence where the tree was removed behind 702 Riverview Drive was broken. They found a matching piece at Butte Fence. They might have more that match our fencing that is no longer manufactured.
- Both 2T Lawns and the Spray Guy have turned in their bids. The Spray Guy increased 5% this year.
- Susan will call Scott at US Lawns for an updated bid. A three person committee will look into bids and have a meeting on the February 5th at 5:30. Susan Beseris, Loren Butler, and Vanessa Norton will be on the committee.
- Manor gate repairs: The exit gate was randomly opening. The reflector on the other side was interfering with the sensor. It has been repaired.
- Cathy has learned how to program the Door King box at the manor gate and can control the phone. The Property Manager will be trained and given a spare key for the gate.
- The certified letters were returned from the resident that continues to leave a large garbage bin out. We will have the Property Manager send an email with a read receipt to see if we can get a response.
- TDS install is starting in the Manor. A property owner called Cathy and indicated the locators sprayed one of their rocks. We have not control over this process as they have an easement.
- The Property Manager will get bids for to repair the brick area in the roadway.
- Vanessa brought up that her and her neighbors' mailboxes were getting really bad. These are repaired at the homeowners' cost. Unfortunately, those bricks are no longer manufactured. Eric Williams was suggested for repairs. They should all look the same after repairs are completed.

Any changes would have to be approved by the Architectural Committee. In the future, we might be able to condense and have larger communal mailboxes. The HOA would have to pay for the box and the Post Office would install.

- The homeowner at 898 Canyon Park Ave to keep their garage door closed. The Property Manager will contact them.

Architectural Committee – Verlie Stanger

- No updates.

Landscape Committee - Susan Beseris

- Susan will meet with Ryan from Windsor's Nurseries on the 21st to go over their bid for the west entrance project.

Pool Committee - Cathy Reed

- None

Website - Cathy Reed

- None.

Property Manager Update - Jenn Renfro

- I received two phone calls from Manor residents right before Christmas about leaf clean up. I called Kevin with 2T Lawns and he indicated they were currently working in the neighborhood and were working their way that direction.
- Two additional emails were obtained from homeowners in response to the letter mailed with the coupon books.
- Still waiting on the bid from Steele's Tree Service. Dusty, our pool guy, is charging the same as last year. He did indicate we needed a new pool cover this year. Dusty said it will be about \$7,000 but will cost more after March. The board voted and approved the purchase with one person dissenting.

Adjournment

- The meeting adjourned.

The next meeting is on February 20, 2025 at 4:30 at TitleOne.

Respectfully submitted,



Jenn Renfro
Property Manager