

Breckenridge H.O.A Minutes February 20,2025

Present: Susan Beseris, Angela Grant, Steve Clezie, Vanessa Norton, Larry Roberts, Loren Butler, Verlie Stanger.

Absent: Cathy Reed, Former Property Manager Jenn Renfro

Homeowners attending: Miles and Betsy LaRowe

The LeRowes attended the meeting to express to the Board their “hurt, anger and disappointment “of the Boards decision to require full H.O.A payment of \$240.00 dues per lot on vacant lots 664 and 660 in the Manor Area. Which in the past was only 75% of the current assessment. They felt as though they should have been included in that decision process and certainly notified prior to getting the bill that this was going to occur.

Angela Grant (President) and Larry Roberts (Treasurer) both apologized for this incredible oversight. It was scheduled to go out in letter form in November and then again in December and that had not happened.

The LaRowes would like to Discuss the increase, request that we change it, and gather information as to how it was calculated.

After much discussion it was explained to LaRowes that all lots are to be treated equally as per guidelines in the CC& R “s. All lots whether developed or not are considered Residential Property.

Costs are calculated based on expense multiplying the Associations total advance estimate of expenses by a fraction produced by dividing the Residential Property attributed to the Owner by the total number of Residential Properties within the Property. (5.2.3.1 Article V Assessments, Breckenridge C.C.& R’s pg. 23

In the past the previous owners of those lots, Gerald Martens, Randy and Angela Grant and the LaRowes had been privileged to the reduced rate applied to those lots. With the major increase across the board incurred in managing the Breckenridge subdivision it would not be fair to let this questionable practice continue. After reviewing the C.C.&R’s it was deemed unfair to all other Residential Property Owners that this discount continue considering not only the size of the property being maintained (having no structure on it) cost more to maintain compared to other lots with a structure on them, it was leaving the door open to other Residential Property Owners to be allowed exemptions. I.E, Residential Property Owners who do not utilize the Pool, Manor Residential Property Owners who are not in residence when snow removal may be required. The Dues and Rules apply to the Lot not how the Owner uses the Lot.

The Board recognizes this is a major cost increase, but also expressed that with the considered increase across the board on all expenses incurred in running this subdivision it important that all

Residential Property Owners be on equal payment standards .We live in an H.O.A. and the rules and fees apply equally to all Residential Property Owners.

The LaRowes also wished to discuss the snow removal in the Manor area. It is a Private Road, and the Manor have their own fees collected for this purpose. Up until the time the LaRowes purchased lots 664,660 the snow that was plowed from that Private Road was allowed to be piled onto those lots. The LaRowes did not want to have snow piled on those lots any longer due to damage to sprinklers, the grass, and the grade of the lot.

Since their purchase of those lots, except for a mistake made by Kimberly Nursery, no snow has been piled on those lots, nor will it be. The Manor is trying to work on a solution in the meantime on how to manage this problem.

Minutes:

Minutes from January Corrections; Cathy Reed was indeed present at this meeting.

Graphical errors

-Property Manager to get bids FOR repairs...

_The Homeowner at 898...NEEDS to keep...

Loren Butler moved to accept the Jan 2025 Minutes with corrections listed above. Verlie Stanger seconded.

Treasures Report:

Over budget \$337.00 for the Month of Jan due to:

-Former Property Manager bill December *and* January.

-Transfer from Manor Specific Account to General Account for the Manor Gate Repairs expenses.

-Sprinkler repairs came in after December 1.

Once we determine how we are going to handle Landscaping and Spraying Larry can get a budget to Michelle Frosten and they will seek a format as they have done in the past.

Also, Michelle made an Accounts Receivable list. She also sent out billings for everyone that was delinquent. This had not been done by Harris for the last 6 months since they shifted from Sally.

Larry will send that budget out separately for the Board to review prior to next meeting.

Loren Butler moved to approve the January Financial Report; Steve Clezie seconded.

Old Business:

- Angela will get a bid from Rustic Ridge for snow removal for the Manor.

- Brick Bids for Manor -Jenn did not do. Angela will get a bid on Manor Road Entrance/Exit Brick repair. Firm bid to be established by September for Spring'26 work.

-2T resubmitted a bid that included mowing once a week with the caveat that if the weather gets too hot it would damage the lawn, and he would proceed accordingly. Christmas decoration install *and* takedown. The bid on that was lower due to not taking up and down big lawn decorations. After looking over other bids acquired by U.S.Lawns, Susan, Loren, Vanessa, and Verlie had a meeting and went over those bids. Not an apples-to-apples comparison. U.S.Lawns bid were not comparable. 2T does not pull weeds nor does U.S.Lawns. If homeowners want to, they are welcome to hire someone on their own to pull their weeds.

-Larry Roberts made a motion to accept the revised bid for 2T for the 2025 season, Loren Butler seconded, voted on and passed.

-Larry Roberts made a motion to accept The Spray Guy bid for the 2025 season and pay by March 1 for the 10% prepay discount. Loren Butler Seconded, voted on and passed.

-Steele Tree Service bid: Larry suggested we need a firm bid and a breakdown before we can decide on this. Susan asked if we indeed had a 2-year contract in effect with them? In the Jenn Renfro Property Management text to me Jenn stated that being that they are submitting a bid for approval this Spring it would indicate that in fact we do not have an existing 2-year bid from them.

-Angela will get a detailed bid from Steele and 3M that does not include anything on the West Entrance Poplar Trees/ Landscape project, after Larry gets her copies of his billings from last year that give breakdowns of each area for a basis to get the bid on.

-Return Letter from 798. Email was sent by Jenn Renfro. Dumpster has not been present.

-Open Garage Door, (Susan went over and talked to the renters at 898 directly. They were genuinely nice and had no idea this was an issue. They will make sure it is closed from here on out)
***2/21/25.

-TDS installation is still ongoing. Angela sent out individual texts to every Homeowner in Manor to make them aware of the TDS presence in the neighborhood.

-Larry talked to Butte Fence. They will check their inventory there and at the Meridian location and give Larry a list of what they do have available.

-Buckhorns have STILL not been trimmed by Steeles.

New Business:

-Storage Unit for Christmas Ornaments. (Angela talked to Kevin @2T and he said that the only thing that is stored in that unit are the Christmas decorations, and he thought maybe a few boxes with old paperwork in them) **2/21/25.

-Cathy had a great idea of putting lawn Christmas Ornaments for sale and using the money toward possible West Entrance improvements.

-Water Meters/Backflow. Cathy volunteered to go to the city to see where meters are located. Larry said he had a plat that details where they are. For the Common Area. 6 Meters.

In accordance with C.C.&Rs pg. 12 (2.10) Each Owner shall connect the appropriate facilities on such Owner's Residential Property to the City of Twin Falls Water System and pay all charges assessed, therefore.

To me this indicates that all Property Owners are responsible for acquiring and paying for the water that is used on their property. When we start to redo the sprinkler systems this needs to be addressed. The suggestion was to attack that project a section at a time. Susan said that the Main shutoff for Garden Area 862,854,846 and 838 is located inside the garage of 846. In the event of an emergency this could be very disastrous.

-General discussion regarding driveway maintenance and who pays. Check C.C.&Rs.

-Gate at the pool is not consistently latching. This may be a fix we need to make this summer.

-New Property Manager Search: Angela reached out to Mandi Riddle to see if she had any recommendations. She said the company she was using sold and they now longer use that company and she could not recommend them. She did give me a contact of another company but she could not give a reference for them. It was based out of Caldwell. Not feasible for us. Larry talked to Michelle and she said she had the time and the expertise. She could fill in until we come up with something. Loren would like to go over the letter that Larry sent out to Angela and Loren regarding expectations and requirements for a Property Manager. Larry will send that out to everyone on the Board to add input, via EMAIL PLEASE. Texting is getting out of hand again so please limit those.

We also need to reach out to Jenn to get gate opener and other paperwork and documentation she may have that we need back. Other passwords or keys that she has access to need to be addressed.

(Angela called her and she agreed to meet with Larry and Angela and would get back to Angela on the day that will work for her) ***2-21-25.

Architectural Committee:

Verlie Stanger informed the Board that 859 Canyon Park Ave. has been sold.

Next Meeting March 19th 4:30p.m. at Title One. This is a Wednesday so Michelle can attend.

Angela adjourned the meeting.