

## Breckenridge Homeowners Association Minutes - **Amended**

March 18,2025

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

Absent: Susan Beseris. Property Manager: N/A

Guest: Michelle Frostenson

Meeting called to order at 4:27P.M.

Minutes: **Larry made a motion to approve Feb 2025 Minutes. Verlie seconded. All voted in favor of approving. Motion passed.**

### Financials:

2024 Cover letter heading was incorrect with “1 and 9 mo. ending Dec 31<sup>s</sup>”, 2024. It should instead read “ending Dec 31<sup>st</sup>, 2024.” It was just a typo and nothing else changed regarding financial information.

Larry and Michelle will get together with Susan and Steve to go over their questions dealing with the way the financial reports are set up. In brief it is the way Michelle inherited them from the former C.P.A. firm, and she is in the process of simplifying them, so they more correctly reflect the way our Homeowners Association uses the data.

The '25 budget was calculated by taking '24 expenses and increasing income by 20%. The budget should cover last year's shortfall, leaving \$5000 excess for expenses. This should cover the new pool cover, snow removal and sprinkler repairs,etc.

Michelle is going to remove the “Spa” category from the bookkeeping lists as we do not have a “Spa.”

**Cathy moved to approve the'25 Budget, Vanesse seconded. All voted to approve. Motion passed.**

Michelle is going to clean up the “Accounts Receivable Aging Report” of Property Owners accounts, so it does not reflect random charges on interest, etc., that Property Owners owe, that had been previously carried over from the report she inherited from the former C.P.A. firm. She is also going to rename the “Statement of Assets, Liabilities and Equity” statement sheet to “Balance Sheet”.

General discussion regarding the Manor CD. \$120 special assessment from Manor, is taken, in September, out of the general account and put into the Manor Special Account.

Larry likes to do that physically, so it is clear how those monies get deposited and then transferred out.

Spray Guy did get prepaid so we could receive the discount. 2T payment is up to date.

**Verlie made a motion to approve the February '25 Financials, Steve seconded. All voted to approve. Motion Passed.**

Old Business:

Angela met with Rustic Ridge and then Eric Williams for bids on **Manor Road Entrance Brick repair/ replacement** to get a general idea of what that expense could entail. Eric will submit a bid by September. Rustic Ridge submitted an itemized bid.

Breakdown as follows:

Demo **\$1850.**

Disposal of waste (cost unknown until completion of job

Pavers laid for road per sq foot (80 mm Commercial use paver)

**\$30,800.** Retaining wall (Planter option) **\$10,400**

Retaining wall cap(option) **\$2065.00**

Landscape lighting(option) **\$1850.00 \$46,965.00**

Both agreed that this needs to be dealt with before we lose the “base”, which would add in cost. This project should be seriously looked into within the next couple of years.

Replacing Asphalt would be another option and significantly cheaper. It would look more like the CLASSIC subdivision entrance. Existing planters are Angela Grants' individual property.

Rustic Ridge also discussed **snow removal**. Their suggestion was to move it to the center of River View Dr. (outside the Manor gate) as long as that is an option due to the amount of snow. They would be willing to push it out as far as in front of the pool area

but no further than that. They have not submitted a bid yet. They would like to know what Kimberly Nursery charged us. As of now it looks like we are still searching for Vendors for this work.

Discussed sale of **Christmas Lawn Decorations**. Monies to be used for landscaping projects.

Contact Kevin 2T about **replacing drip line down the arborvitaes** due to calcification of emitters. (\* 3/20 Angela called Kevin and asked him to look into this.)

Need a more **detailed bid from Steeles Tree Service**. Cathy volunteered to contact them and get a detailed bid.

We need a breakdown of Manor, Common area, Garden. This needs to be signed before they start work in the Spring.

**TDS** was supposed to start work on Internet installation. Cathy will follow up on this also.

#### New Business:

Michelle Frostenson has shown interest in the **Property Manager position**. She has had experience of working with the city of Sun Valley for 7 years. Also has had experience with managing building projects. She will be glad to fill in temporarily.

The Board has decided to hire Michelle Frostenson as a temporary Property Manager effective April 1, 2025 at \$850 a month. We will continue in the meantime to keep searching for other potential candidates.

Loren mentioned a discussion that all the Board please look over the Property Management requirements contract and make sure that those requirements suggested fit our needs and any additions could be emailed to Larry to be add to the contract.

Light pole fixture on the West Entrance has been damaged. Susan volunteered to get this looked into. Angela discussed this with Kevin 2T to please tell his mowers to please pay attention to lights post, trees, etc.

Discussion regarding metal fence between the Homeowners on the rim and the path. It would have to be 100% agreement between all the Homeowners along the rim. All or None.

#### Architectural Committee Updates:

859 Canyon Park Ave. submitted a form to paint the exterior of their house. Landscape Committee: N/A

Pool:

Dusty Canoy called Angela inquiring about the pool cover. The former Property Manager failed to inform him in January that the Board approved the new pool cover. He will try to get that cover at or near the bid he gave us in January. He will continue to clean the gutters on the pool house as well as other areas in the pool area.

He will take the cover off the pool and have the pool area look nice for Memorial Day weekend but will hold off turning on heat to the pool until he decides the weather is suitable.

Larry will replace the lock on the door going into the restroom as soon as the water is turned back on.

Website:

Cathy will update the missing minutes of the meetings as soon as she gets those. Cathy will also update the Pool information.

Also, 2T is going to start doing yard work, mowing, etc. Homeowners need to make sure their property is free of debris such as rocks, dog sticks, toys or any other item that may cause damage. The Homeowners will be held financially responsible for any damage to equipment because of failing to clean up their property.

Property Management Updates:

Discussed throughout the meeting and included in the minutes under the proper headings.

**Next Meeting: April 16<sup>th</sup>, 4:30P.M. Title One**

Meeting Adjourned