

Breckenridge HOA Minutes

April 16,2025

Meeting called to order 4:27 P.M.

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

Minutes: Loren made a motion to approve the March minutes with the clarification in paragraph 2 of the financial report being changed to "The new Budget should cover last years shortfall, leaving \$5000.00 extra. And changing out the title of "Profit and Loss Detail" to "A/R Aging Summary Report" per Cathy Reeds request. Steve seconded, voted on and passed

Financial :Larry will get with Michelle regarding getting the A/R Aging Summary Report cleaned up so that it would not reflect delinquencies that are not there and get it tied up with the Balance Sheet.

Verlie made a motion to accept the financial report with needed clarifications listed above, Susan seconded, voted on and passed.

Old Business:

Larry and Loren went to storage unit. The Christmas Lawn Decorations, wreathes and greenery, 4 extra light covers for the lampposts and some purple envelopes/folders used in the Welcome packets were in the unit. Angela will call The Restore and see if they would like the Christmas Lawn Decorations.

Larry and Loren agree that the rest of the items can fit in the Pool Storage area. Therefor saving money by canceling the storage unit that is currently being rented.

Property Management search updates:

Loren made a motion to accept the Property Management Contract that Larry submitted. Susan seconded. Voted on and passed. Contract can now be submitted to any potential applicants.

Property Management Committee: Angela, Larry , Loren, Cathy

Pool Control room has a major leak. Larry is going to talk to Dusty Canoy about this.

*4/17 via text Larry let the Board know he talked with Dusty about this leak. Dusty will fix the backflow leak in the valve. Dusty is going to be on vacation next week and will turn the pool area water on around May 1st.

West Entrance Project:

After much discussion regarding the status of the West Entrance Project. We will proceed with taking out the existing Poplar Trees (due to safety concerns), stumps, shrubs and determine the irrigation repairs that may need to be done prior to accepting a project bid.

Susan and Angela will then reach out to John Williams, Kimberly Nursery or Pedro, Roots to lock down a bid on the West Entrance Project. Once that bid has been submitted to the Board, we can then approach the Homeowners with a \$ amount that will determine the Special Assessment. Mr. Williams or Pedro will be notified that securing the project will be based on approval of the special assessment by the homeowners. If the homeowners do not approve the special assessment required for the west entrance project the area will be planted with grass until such a time someone comes up with another landscape plan.

In the meantime

Susan made a motion that we proceed with "Phase One" of The West Entrance Project by removing the remaining poplar trees, stumps, and shrubs. The vendor to be chosen for the removal will be Steeles' or Librados' dependent on price and the ability to get to the project as soon as possible. Vanessa seconded the motion, motion passed.

Larry volunteered to get a bid from Librados' tree service and Cathy will get a bid from Steeles for 'Phase One'.

New Business:

Angela will call Homeowner 777 Canyon Park about filling in area where they removed trees and have yet to plant in with grass.

Architectural Committee:

Verlie had 2 Homeowner request improvements .

711 River View Dr. requested closing in the upper windows on the west side of their home and adding a window on the northern section of the west wall towards to canyon.

794 Canyon Park Ave. requested to replace a broken garage door. Replicating the existing door.

Both projects were approved within the guidelines of the C.C.&R's.

Pool:

Pool will be ready but not heated by Memorial Day. Cathy let Dusty know the water is on and the lock on the door can be replaced.

Website:

Cathy put a reminder to Homeowners about cleaning up their property of debris for mowers and the pool information. She will include the news that as of Jan 2026 the HOA will not longer be handing out Payment Booklets, and that Phase One of the West Entrance Project will be on the horizon this summer.

Next Meeting:

May 15th at Title One at 4:30P.M.