

Breckenridge HOA Minutes

May 15, 2025

Meeting called to order at 4:33 PM.

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

Minutes: Verlie had some questions regarding the discussion about the timeline of the West entrance. Discussion was clarified. Larry made a motion to accept the April 16th minutes as written. Loren seconded the motion. Motion passed.

Financials: Larry presented the financials including the AR aging report regarding Village 760 and Village 790. Both indicated payments have been made. Angela made a motion to accept the Financial Report; Verlie seconded the motion. Motion passed.

New Business Property Manager: Larry gave a summary of both Property Manager applicants. Applicants included Kevin Gray and Pioneer West. Discussion ensued and questions were answered by the interview committee. Larry made a motion to hire Kevin Gray as the Breckenridge Property Manager effective 06/01/25. Mr. Gray's contract will be effective for 1 calendar year at \$850.00 per month. Loren seconded the motion. Angela called for a vote and the motion passed unanimously. Larry will contact Mr. Gray to offer him the position. The interview committee will meet at 10:00 AM on 05/21/25 at Title One the committee will then meet at 11:00 AM with Mr. Gray.

New Business Aging Trees: Angela discussed the issues with the Ash Tree's along the walking path behind the manor. Five trees have been identified with borer damage (tree borers, are insects that damage trees by feeding on their wood and bark). 3M quoted \$400.00 per tree to treat with no guarantee. Additional trees have been identified with other issues related to tree health that will need to be addressed at some time.

New Business Contact List: Cathy has been working to completing a resident contact list and indicates it is complete. Emergency contact

information is not available for all residents, but some form of contact i.e. Email, phone, etc. is available.

New Business Minutes: Discussion ensued regarding someone to take minutes at the HOA Board meeting monthly. Larry will reach out to Michelle to see if she is interested.

Architectural Committee: Verlie had one homeowner request. Village 811 would like to put a gate on their deck. The project was approved within the guidelines of CC&R's.

Landscape Committee: No discussion.

Pool: Cathy will touch base with Dusty on a timeline for the pool opening. A leak in the poolroom was detected and Dusty is aware.

Next meeting: June 19th, 4:30 PM at the Pool.

Meeting adjourned.