

**Breckenridge Homeowners Association**  
**Board Meeting Minutes**

Held at Breckenridge pool at 4:30  
June 19, 2025

**Meeting was called to order at 4:30 pm by Angela Grant, President**

- Members in attendance: Angela Grant, Larry Roberts, Susan Beseris, Loren Butler, Verlie Stanger, Cathy Reed, Steve Clezie, Vanessa Norton, Kevin Grey (Property Manager)

**Approval of Minutes**

- Angela moved to approve the May 2025 regular board meeting minutes; the motion was seconded by Verlie; and the motion passed unanimously.

**Treasurer's Report - Larry Roberts**

- Loren made the motion to accept the May 2025 Financial Reports. Steve seconded the motion and the motion was approved unanimously.

**New, Unfinished or Postponed Business**

- Discussion regarding landscaping needed at the west entrance. Due to the lack of availability of plants/trees this time of year, the plan would be to decide on the specific plants, order them and be ready to have the work done in the Spring. A second "Breckenridge" sign will be done for the east entrance, along with some reworking of that entrance. The Landscaping committee will meet next week to begin planning Phase 2.
- Board members did a walk through of the property with Steele's Tree Service, regarding trees that have been crowded out and limbs on people's homes.
- Issue with red spiders in the arborvitaes. The Spray Guy to be contacted by Kevin to spray all the arborvitaes in the subdivision.
- Annual Meeting scheduled for August 21st at 6 pm.

Ongoing improvements to be discussed further:

1. Manor entrance area - Removal of damaged brick structures on either side of the gate and making the entrance to Manor secure, possibly with vinyl fencing. Replace or freshen Breckenridge Manor sign. Update beds with weed barrier, plants and rock.
2. Sidewalk/concrete repair where it is lifted due to tree roots
3. Update paver driveway through gate area.
4. Discuss and make plans to remove the narrow strip of grass near the arborvitaes on the West Side of the subdivision near Randy & Angela Grants' home.

**Architectural Committee – Verlie Stanger**

- 732 River View will be replacing their back deck.

**Landscape Committee - Susan Beseris**

- A meeting to discuss Phase 2 was scheduled for June 25th at 8 am.

**Pool Committee - Cathy Reed**

- Discussion regarding security in the pool area. Susan/Kevin to contact Pinnacle for a bid on converting to a key fab system.
- Possible usage fee for large groups.
- New life saving ring buoys were purchased.

**Website - Cathy Reed**

- Cathy will send an email to all residents looking for new recruits to join the board.

**Property Manager Update - Kevin Grey**

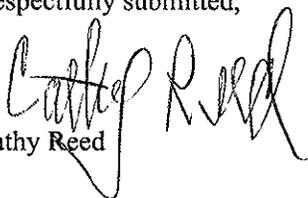
- All sprinklers that were damaged when removing the Poplars have been repaired.

**Adjournment**

- The regular meeting was adjourned at 5:58 pm.

The next board meeting will be July 23, 2025 at the Breckenridge pool.

Respectfully submitted,

  
Cathy Reed