

Breckenridge HOA Minutes

July 23, 2025

Meeting called to order at 5:00 PM.

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

Minutes: Loren made a motion to accept the minutes as written with the exception of adding 5:00 PM as the start time for the next meeting. Angela seconded the motion. Motion was approved.

Financials: Larry presented the financial report indicating a significant volume of tree-related activity during the period had a notable impact on the financials. Included in that activity was Steele's regular expenses plus 11K for additional tree removal from Trees and Stumps. To date the HOA is \$552.00 over budget for the year. Overall, in relatively good shape. 777 is delinquent by 4 months, has been contacted. Larry will have a copy of the financials for the General Meeting. Susan made a motion to accept the financial report as written. Steve Clezie seconded the motion. Motion passed.

New Business Landscaping Damage 683; The HOA will need a detailed cost breakdown from 2T regarding the repairs to the common area. Although the HOA has already paid 2T for these damages, the expense should be assessed to the homeowner responsible. Once the cost breakdown is received, a formal request will be sent to 683.

New Business Aging Trees: The trees along the walking path behind the Manor will be inspected again with Steele's, and nearby neighbors will be contacted as part of the process. There was discussion regarding the potential use of pheromone treatments for the previously identified trees, though saving them cannot be guaranteed. Before Steele's proceeds with removal of those trees, a ballpark cost estimate will be needed.

New Business New Board Members: Susan proposed adding Judith Williams to the board election ballot. Larry will follow up with Steve Irwin to

gauge his interest in serving. Steve Clezie will also reach out to Diane Fischer, and Vanessa will reach Monte Quast.

New Business Pool Use: Susan proposed implementing a cost or deposit requirement for any pool gatherings exceeding 10 individuals, to help offset additional chemical and cleanup expenses. Larry expressed opposition to amending the CCRs for this purpose and suggested the HOA Board consider making the decision independently. This proposal will be further explored.

The pool remains a significant concern and should be formally addressed in the CCRs. Susan will draft an amendment regarding pool usage for ratification, which will be presented at the upcoming General Meeting.

Architectural Committee: No report.

Landscape Committee: John Williams from Kimberly Nursery, will be contacted regarding the presentation for the General Meeting.

Pool: Pool camera(s) has been installed.

Property Manager: Backflow device update from Kevin Gray. All residents should plan on an approximate \$1000-\$1500 expense when the time comes that the actual device needs to be upgraded.

General Meeting: General Meeting, August 21st at 6:00 PM at the pool. Director's will be responsible for presenting any information regarding their specific areas. One ballot per household will be available for all those attending. Kevin Gray will collect and count. Proxy form will be made available on the website 2 weeks prior to the General Meeting.

Meeting adjourned.