

## **Breckenridge Homeowners Association**

### **Board Meeting Minutes**

Held at Breckenridge pool at 5:00

August 21, 2025

#### **Meeting was called to order at 4:58 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 July 2025 regular board meeting minutes; the motion was seconded by Verlie; and the motion passed unanimously.

#### **Treasurer's Report - Larry Roberts**

- Budget vs. Actual through July 31 shows us over budget by \$7,411, due to the expense of removing the Poplar trees (cost was approx. \$10,000)
- Verlie made the motion to accept the July 2025 Financial Reports. Vanessa seconded the motion and the motion was approved unanimously.

#### **New, Unfinished or Postponed Business**

- None

#### 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**

- One application was received from 785 Canyon Park to remove the bushes next to the roses.

#### **Landscape Committee - Susan Beseris**

- John from Kimberly Nurseries will be presenting information on the proposed landscape improvements.

Area A: The east side of Riverview Drive entrance

Area B: The west side of Canyon Park Ave entrance

Area C: The east side of Canyon Park Ave entrance

Area D: The middle of the "Garden" on the south side of Canyon Park Ave

**Pool Committee - Cathy Reed**

- Kevin will check out the drinking water fountain to see about turning off the water source. He will also look at options to cover up the area, if we were to remove the fountain from the brick wall.
- There will no longer be umbrellas at the pool. The ones there now are broken. People do not put down the umbrellas when they leave, so when the wind blows, they end up getting damaged.
- Correction to the “Addendum to the Breckenridge Homeowners Association CCRs” which was distributed at the annual meeting: The document states “Approved by: Breckenridge HOA Board of Directors”. This proposed addendum to the CCRs has not yet been approved by the board.

**Website - Cathy Reed**

- The board portal option on the website now takes you to a PDF (instead a “Google Sheet) of all the homeowner’s contact info. This PDF was printed directly out of “Google Contacts”, which were set up years ago, but had not been maintained/updated. The google contacts have been updated, and the PDF file will be replaced periodically.

**Property Manager Update - Kevin Grey**

- Kevin expressed that he would like to be more involved. Kevin is in discussion with Scott Thompson regarding the broken water line/valve at the east entrance on Canyon Park.

**Adjournment**

- The regular meeting was adjourned at 5:33 pm.

The next board meeting will be 5:30 pm September 25, 2025 at the Breckenridge pool. We will need all board members in attendance, as voting for officers will take place.

Respectfully submitted,

  
Cathy Reed