

Breckenridge Homeowners Association
Board Meeting Minutes

Held at TitleOne at 5:30
October 28, 2025

Meeting was called to order at 5:36 pm by Larry Roberts, Treasurer

- Members in attendance: Larry Roberts, Susan Beseris, Verlie Stanger, Cathy Reed, Steve Clezie, Vanessa Norton, Monte Quast, Diane Fischer, & Kevin Grey (Property Manager)
- Members absent: Judith Williams (excused)

Approval of Minutes

- Steve moved to approve the August 2025 regular board meeting minutes; the motion was seconded by Vanessa; and motion passed unanimously.

Treasurer's Report - Larry Roberts

- Budget vs. Actual year-to-date through September 30 shows us over budget by \$18,578, primarily due to the non-budgeted expenses of \$8,800 for removal of the remaining Poplar trees and \$8,056 for the new pool cover.
- Approval of the August 2025 and September 2025 will be tabled until the next board meeting, so we have time to understand the Accounts Receivable on the Balance Sheet. Larry, Cathy and Steve France will meet with Michelle tomorrow evening to better understand the financials.
- Cathy will be setting up a new bank account at First Federal Bank. This account will be used for all payments from homeowners related to the Special Assessment for the approved 2026 Landscaping Projects. In addition, the expenses related to the project will be paid out of this account. Any remaining funds in this account, after all payments from homeowners have been received and all expenses have been paid, will be transferred to the General Account.
- The 2T Lawn contract for the coming year will be voted on at the next meeting.

Election of new Board members

- Monte moved to nominate Susan for President, motion was seconded by Steve, motion passed.
- Cathy moved to nominate Larry for Vice President, motion was seconded by Susan, motion passed.
- Monte moved to nominate Cathy for Treasurer, motion was seconded by Susan, motion passed.
- Vanessa moved to nominate Diane for Secretary, motion was seconded by Steve, motion passed.
- Susan, Larry and Cathy will be the signatories on the bank accounts going forward.

New, Unfinished or Postponed Business

- Verlie gave all of the completed 2026 Landscape Approval forms to Larry. He will review all of them and then certify the results. The board did receive signed approvals from 75% of homeowners, which was the required amount to proceed with the project.
- Any items requested for the next meeting's agenda need to be submitted to Susan by Nov. 14.

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

- 720 River View Dr submitted a request to remove the large tree in her front yard.
- 771 River View Dr also submitted a request to remove the large tree in their front yard.

Landscape Committee - Susan Beseris

- Susan will notify Kimberly Nurseries that we will be moving forward with the projects for next year. She will also check with John to find out when the 3 equal installments will be due for the 2026 Landscaping Projects.
- Verlie will be the new chairperson for the Landscaping Committee.

Pool Committee - Cathy Reed

- The new pool cover was made incorrectly, with the bumpers on the wrong side. The company has made a replacement, so now we have an extra new pool cover. It will be stored in the equipment room for future use.
- Cathy obtained a bid on August 4th from Pinnacle Technologies for a new gate access system that uses your cell phone to access. The complete bid was \$2,891.54, which includes \$90 for the annual access control software management.

Website - Cathy Reed

- The new Board of Directors will be put on the website.

Property Manager Update - Kevin Grey

- 2T Lawn will be doing the Fall leaf clean up.
- The broken water fountain was removed off the wall at the pool. It doesn't look too bad.

Adjournment

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

The next board meeting will be 4:30 pm November 20, 2025 at 862 Blue Lakes Blvd. N (1st Federal Bank Loan Office)

Respectfully submitted,


Cathy Reed