

Breckenridge HOA – Board Meeting Minutes

First Federal, 862 Blue Lakes Blvd N, Thursday, November 20, 2025

Meeting Called to Order at 4:30 by Susan Beseris

In attendance: Susan Beseris, Larry Roberts, Cathy Reed, Steve Clezie, Diane Fischer, Verlie Stanger and Kevin Grey (property manager) Judith Williams (remote).
Members absent: Vanessa Norton, Monte Quast (excused)

Approval of October minutes: Verlie moved to approve and this was seconded by Steve. Motion passed unanimously

Treasure's Report – Cathy Reed

Discussion on how to handle going forward, much time has been spent on current books. Cathy and Michelle are spending time on this. Trying to figure out the best way to handle prepaids and special assessment accounts.

Discussion on how to pay Michelle for extra time.

Motion by Susan and seconded by Larry to hold off on approval of financials until rectified. The motion passed unanimously.

Motion by Larry to increase Michelle's base salary to \$500 a month effective 12/1/2025, and pay her \$30/hr for up to 15 hours a month for extra time spent helping Cathy clean up financials.

Committee Reports

Architectural Committee - Verlie Stanger - The 2 requests for tree removal have been approved. Susan will update the Architectural form and Cathy will put new one on the website.

Landscape Committee – Verlie Stanger

Pool Committee- Cathy Reed

Website – Diane Fischer - Cathy & Diane will meet to facilitate the transition of maintaining the website and the homeowner contact information list.

New, unfinished or postponed business

Kevin will get quotes on Christmas lights and snow removal options.

Talk about eliminating Christmas displays & doing lights

Finishing fall clean up

Meeting Adjourned at 5:45

Next Meeting: Thursday, January 29th at 4:30 @ First Federal, 862 Blue Lakes Blvd N

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Diane Fischer", written over the printed name.

Diane Fischer

Secretary