

Breckenridge Homeowners Association Incorporated

Meeting Minutes

January 29, 2026

First Federal

Meeting called to order at 4:32 PM.

Present: Susan Beseris, Larry Roberts, Cathy Reed, Steve Clezie, Monte Quast, Verlie Stanger, Vanessa Norton, Judith Williams (via phone), Kevin Grey. Absent, Diane Fischer

Minutes: Larry made a motion to accept the November minutes Verlie seconded the motion. The motion passed unanimously.

Financials: Cathy reviewed the status of the special assessment payments received indicating 15 of the 67 are partial payments. One homeowner has not made any payment, Verlie indicated that the homeowner mailed it on Tuesday of this week. April 1st we will bill again for the special assessment partial payments.

Cathy hoped to have the 2025 financials available, but due to ongoing issues that Cathy recently discovered with the books and ongoing communication and connection issues with the new accountant she is not able to give us a financial statement to approve. Moving forward Cathy believes that the board should be able to approve 2025 financial, barring any unforeseen issues connecting with the accountant. All bank accounts are reconciled for 2025. The 2025 financials will be mailed to all homeowners by the end of February as required by Idaho Statute 55-3205. Vanessa has agreed to assist Cathy with this responsibility. Cathy feels confident that we are headed in the right direction and we have a consistent eye on all financial transactions.

Committee Reports:

Architectural Committee: No new information.

Landscape Committee: Verlie updated the board on the bid for the Breckenridge sign which came in from the CSI Welding Department for \$3348.00. This cost is on top of the Kimberly Nursery bid, but funds will be available from the special assessment. Verlie made a motion to accept the bid received from CSI for the Breckenridge sign to be placed at the east entrance. Monte seconded the motion. The motion was unanimously approved. Verlie will follow up regarding the need to CSI for a down payment.

Pool Committee: No new information.

Website Committee: Cathy has continued updating the website and will begin working with Diane at a later date to get her up to speed on the website.

Property Manager Update: The gate lock has been fixed on the Manor walking path. The light bulb near the Garden will be replaced Monday. Kevin has received a request from a homeowner to reserve the pool on 06/06/26, the question arose as to what the plan is moving forward with pool reservation and party requests, rental fee, number of attendees, etc. We will discuss pool requirements and processes in the March meeting. The seasonal contract proposal process for vendors was reviewed. Kevin presented a bid from Forever Green for the board to review for next season. Some concern with regard to the arborvitae spider issue and the Spray Guy was discussed. Questions arose with Steele's contract. A handwritten bid was text to Kevin which included the requirement of a 2-year contract. Kevin will attempt to get a written bid including our desire to engage in a 1-year contract which will be reviewed at the February meeting. We will also attempt to get a similar bid from additional vendor(s). Lights on the entrance were a hit and will be kept up until daylight savings time.

New Business/Old Business: The taking of minutes will need to be discussed when Diane is present. Susan will talk to Diane about her desire to take minutes each month.

Susan had a discussion with John Williams, in which he indicated that 25% of the project will be due in late February or early March. Final payment is due upon completion.

Cathy will look at a short-term CD for the money collected that is not needed until completion.

M683 has offered to pay a portion of the cost of the repair to the common area that was created with the landscaping previously completed. The dollar amount was agreed upon by the board and the homeowner. Larry made a motion to accept the homeowner payment and Cathy seconded the motion. The motion passed unanimously.

Discussion regarding the architectural form and the need to follow up on completion of projects. Moving forward once a landscape project is complete, the committee chair will contact the property manager to complete a final inspection. This line item will be added to the form.

Meeting adjourned at 5:26 PM.

Next meeting 02/19/26 4:30 at First Federal.

Minutes approved on 02/19/26 by the Board of Directors.