

# **Breckenridge Homeowners Association Incorporated**

## **Meeting Minutes**

**February 19, 2026**

### **First Federal**

Meeting called to order at 4:32 PM.

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

**Minutes:** Verlie made a motion to accept January minutes with changes requested by Cathy; Monte seconded the motion. The motion passed unanimously.

**Financials:** Cathy reviewed and distributed the December financials, which will be provided to the accountant. The current accounting firm, Elite Accounting, is not working out, and after meeting with Ruth Pierce—whose firm submitted a quote—Cathy proposed transitioning services to Ruth Pierce and her assistant, Bailey. Larry made a motion to terminate the agreement with Elite Accounting and move forward with Ruth Pierce's firm at a rate of \$338.00 per month. Susan seconded the motion, and it was approved unanimously. Cathy will notify Elite Accounting of the termination and begin working with Bailey at Ruth Pierce's office. Susan then made a motion to send the financials to all homeowners in accordance with Idaho Statute 55-3205, which Verlie seconded; the motion passed unanimously. Cathy will have the January and February financials available at the next meeting.

### **Committee Reports:**

**Architectural Committee:** Cathy discussed the changes that need to be made to the architectural form. Including the final step that once a project reaches completion Verlie will notify Kevin to do a final walkthrough and checkoff. Cathy will reach out to Hoby for a digital copy of the form.

**Landscape Committee:** Verlie presented the information regarding CSI design. No prepayment is needed. Will coordinate with John from Kimberly Nursery once we have additional information. Susan indicated she spoke with John, and he has ordered all materials that need to be ordered for the March project.

**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:** Travis contacted Kevin regarding the proposal that he had requested. Travis included the changes that the board had requested. The proposal is the same dollar amount as the 2025 proposal. The proposal is broken down in sections. Cathy made a motion to accept Steele's Tree bid of \$16,500. Verlie seconded the motion. The motion passed unanimously. Larry suggested we contact other tree vendors for 2027 proposals including Trees and Stumps. Kevin discussed additional vendors for the spraying which we will discuss for all 2027 proposals. The arborvitae on the west manor area has spider mite as do a majority of the arborvitae in the community. Kevin will reach out to his contact for spider mite infestation.

**New Business/Old Business:** M683 has requested an invoice for the monetary settlement. Larry will send it out. Susan discussed the minutes and what is required as the official document of the minutes. We need to include basics such as date and time; attendees; motions; outcomes; adjournment; next meeting time and place. We discussed moving towards an AI generated service. Susan will look into this and see if she can sign on for a 30-day free trial. Kevin indicated he would be available to review and remove the fluff. Discussion will continue. Susan will take care of the minutes for this meeting. Cathy will include a dollar amount for minute taking whether that is MinuteMate or hiring an individual in the budget. Susan handed out information regarding the pool and discussion for the next meeting. Cathy indicated the Yelp gate is not working. Kevin will follow up. Kevin will visit with Jim Stevens regarding the same Yelp code. Cathy also expressed concern with the gate being left open on the manor path. Kevin will take a look and discuss it at the next meeting.

**Meeting adjourned at 5:45**

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