

Breckenridge Homeowner's Association Incorporated

Meeting Minutes

March 19, 2026

First Federal Building, Blue Lakes Blvd.

Meeting called to order at 4:36pm.

Present: Susan Beseris, Larry Roberts, Cathy Reed, Vanessa Norton, Verlie Stanger, Diane Fischer, Kevin Grey (Property Manager).

Approval of meeting minutes from February 19, 2026. Motion to accept by Larry Roberts, seconded by Verlie Stanger. Accepted with no changes.

Financial Report: After meetings with our new accountant and several hours reviewing and correcting budget lines in the accounting reports, Cathy has rectified the January and February financial reports for 2026. Larry Roberts motioned and Verlie Stanger seconded to accept both reports. Motion passed unanimously. Attention called by Larry and agreed by all board members many thanks for extra time spent by Cathy to bring the accounting records up to date with the new accountant.

-Cathy then submitted a proposed budget for the 2026-27 fiscal year with minor adjustments to a few budget line items based on previous years' budget actuals. Verlie Stanger motioned and Vanessa Norton seconded to accept the proposed budget. Motion passed unanimously.

-It was discussed and decided that a letter should be written and sent to homeowners who are three months delinquent in their association dues. This would also serve as a reminder that there is no invoicing for association dues and that we are no longer issuing coupon books for dues. Cathy agreed to work with the accountant to see that this letter is produced and mailed.

Committee Reports:

Architectural Committee: no new applications, no new projects.

Landscape Committee: Susan recently met with John Williams with Kimberly Nursery for update on the upcoming project. At this point, plans will remain as drawn, though there is some concern as to the grade and wall height proposed for in front of the Garden neighborhood parking area. (i.e. will the proposed landscaping be enough to screen parked cars). Another discussion (and possible changes to the actual installation) will happen once the crew has begun that segment of the project. Project is set to start end of April/beginning of May, but will be dependent upon Kimberly Nursery completing their current major project at the new National Guard Armory. Once work commences, John Williams will coordinate with Kevin Grey, who in turn will coordinate with Kevin Taylor (2T Lawns) and the city for water shut-offs, necessary temporary sprinkler/watering modifications, etc.

Pool Committee: Cathy presented information for a new security entry system, an assigned app feature on homeowners' phones that would allow them access to the pool area. This system would also have the benefit of recording access entries to the pool area. Pinnacle Systems could install system for just under \$2900. Cathy motioned and Larry seconded for new installation. Motion passed unanimously. Cathy will follow up with Pinnacle for installation and conversion to new system.

-There was discussion of charging pool fee for large parties at the pool. This led to discussion of who is allowed to use the pool (renters, homeowners, visiting guests). It was decided that a new comprehensive list of rules should be adopted and presented to the homeowners prior to the pool opening this season. Kevin agreed to take the notes from this meeting and make a draft of what that list of rules might look like and present at next meeting.

Website Committee: Cathy continues to maintain and update.

Property Manager: Kevin presented a proposal from Shawn Peterson of 2T Lawns for backflow testing. This was an unsolicited proposal – Shawn has recently completed training and certification for testing and is working to build a clientele. Board agreed to stay with current backflow testing service (Scott Thompson).

-Concerning the Manor gate controls and emergency responders gaining access: the gate system was inspected and tested by Allegiance Welding (service installer) and the system is working correctly. The (apparent) issue has been that our current SOS system (Siren Operator Sensor) requires the yelp siren of the emergency vehicle to sound for up to seven full seconds before the gate will automatically open. Updating the system would cost \$740 (including installation), but would only reduce the necessary siren sounding requirement by a few seconds. No action to be taken at this time.

-Forever Green has bid to come into the neighborhood and treat all arbor vitae trees and shrubs throughout to help mitigate the red spider mite issue that we are having. Larry motioned, Verlie seconded, and the board approved up to \$5000 for two applications this year. First application (\$2500) to occur in May, as weather warms and spider mite activity would begin. A second application, if needed, would occur in late summer if we still see activity.

Next Meeting: April 16, 2026 at First Federal Building

Meeting Adjourned at 6:01pm.