

Breckenridge Homeowner's Association Incorporated

Meeting Minutes

May 13, 2026

First Federal Building, Blue Lakes Blvd.

Meeting called to order at 4:31pm.

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

Approval of meeting minutes from March 19, 2026. Motion to accept by Verlie, seconded by Steve. Accepted with no changes.

Financial Report: Cathy had emailed (and offered copies for anyone who needed a hard copy) of the March and April financials. Account payments, especially with 2T Lawn Care, caught up and account balances are correct, and as of end of April, \$3000 under budget. Only two property owners still owing on quarterly (special) assessment for the landscape project. Both to be contacted this week. \$3046.76 to come out of the special reserve account to pay CSI for the new sign being installed at the east entrance.

Larry motioned and Monte seconded to accept financial reports for March and April. Motion passes unanimously.

Committee Reports:

Architectural Committee: Finished project applications passed to Kevin to follow up on (standards and quality completion).

Landscape Committee: Susan spoke with John Williams (Kimberly Nursery) May 12. Utility lines throughout the property have been marked. Delay with K.N. finishing up current project, look to start our project end of this week, early next week for sure.

Pool Committee: Pinnacle has completed installation of new security operating gate system. They needed access to attic space in pool house (there was not one), so Kevin agreed that they could cut an opening in the ceiling in the pump room. Kevin will create hatch/cover at later date. Gate frame is also more securely attached to side of building now due to necessary wiring leading to gate latch mechanism.

Kevin will get with Dusty upon his return to town to learn how to turn on water to pool house.

Pool usage/reservation policy reviewed and following changes made: Pool usage review should happen in May when pool is opening; Since there are (currently) only eight rentals, the board will expect to collect a form from each of those property owners specifically designating who will have access to the pool (renter or owner). It was also unanimously agreed that no open flame devices (barbeques, tiki torches, etc.) would be allowed. With these changes, Monte motioned and Larry seconded to approve these rules. Motion passed. Kevin will make the changes and then forward to Cathy so that she can mail out to all homeowners.

Website Committee: Cathy continues to maintain and update. Cathy will update the pool rules and also add the form for assignment of pool usage in the forms section.

Property Manager: 'Please make sure gate is latched' signs to go up on west and east walk gates in the Manor area and on the pool gate. Invoice from 5 Star Electric to disconnect lamppost in the round-about should be charged to 2T Lawn since it was their lawnmower that caused the damage. Kevin Taylor is aware that this charge is coming his way; Cathy will ask the accountant to make note and deduct from regular payment to 2T Lawn Care. Waiting on landscape project to decide whether or not a replacement lamp post will go up. Kevin will continue to create and send to board members minutes of our meetings.

Kevin will also contact Laurie Skrederstu concerning the parking at her rental.

Next Meeting: June 18, 2026 at the neighborhood pool, 4:30p.

Meeting Adjourned at 5:29 pm.