

Breckenridge Homeowner's Association Incorporated

Meeting Minutes

June 18, 2026

Breckenridge neighborhood pool house

Meeting called to order at 4:35pm.

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 May 13, 2026. Motion to accept by Larry, seconded by Monte. Accepted with addition of Steve's name as having attended meeting, and Cathy asking accountant to adjust 2T payment such that they would cover the cost of the Five Star Electric invoice (from damage/repair caused by one of their lawnmowers).

Financial Report: Cathy had emailed (and offered copies for anyone who needed a hard copy) of the May financials. An additional \$2600.00 +/- in sprinkler repairs are not represented on this printout and will be paid to 2T Lawncare. There is a question concerning the water pressure in town (and in particular in this neighborhood), too high. Kevin will contact Justin Ash in the water department and ask the question.

A little over \$3000 was paid to CSI for the new Breckenridge sign at the east entrance.

Pinnacle bill for the new pool access install has been paid and was a little less than expected.

Overall, about \$4000 under budget as of May 31.

Nine neighbors are behind in their association dues. Cathy, with Judith's help, will follow up and remind folks to pay on time.

Tree removal from the last windstorm (two pines at the pool and one tree in the Garden common area) totaled \$3267.62. Judith motioned and Steve seconded to accept financial reports for May. Motion passes unanimously.

Committee Reports:

Architectural Committee: Two new applications for roof replacements. Kevin followed up on last month's applications, signed off and returned to Verlie.

Landscape Committee: Kimberly Nursery is in finishing phase of landscape project. Landscape lighting should come on this evening, next evening.

Pool Committee: Looking for anyone who knows combination to padlock on back gate at pool complex. Unless we can find the combination, we'll cut the lock and replace.

Time to do some cleanup at the pool (broken benches and chairs, the broken lamppost, and other miscellaneous items). Kevin will take to transfer station.

Nearly all residents have successfully registered with the new pool access system. Cathy still has one or two to follow up with.

Larry offered to put a new clock at the pool.

Website Committee: No changes.

Property Manager: Arborvitae throughout the common areas, around the pool, and along the west property line will be sprayed for red spider mite this month (Forever Green).

Jounjip is sending a replacement/repair kit for the gate at the west end.

Another invoice from 5 Star Electric – rebuilt the outlets at the east entrance. These outlets are tied to the street lights, and the dawn-to-dusk sensor that activates them, and will be used to power the landscape lighting.

A hit list of several items for Steele's Tree Service for their scheduled pruning/trimming throughout the neighborhood.

New Business: We will schedule to walk with Lee Chavez (Trees and Stumps) to walk the Manor trees and trees around the pool area for a bid to remove those that are the most overgrown and growing dangerously close to houses or leaning too far.

Special landscape project is (according to Kimberly Nursery) finishing up this week. Kimberly Nursery is willing to adjust sprinklers to accommodate a large planter at the east entrance to be planted with colorful annuals.

HUB Insurance is looking into our insurance policies, working on a quote for renewal. Larry to follow up for next meeting.

Concerning swimming pool access: going forward access is through the new phone app portal at the gate. No fobs will be available.

Larry and Judith are going to haul nine tubs of unused Christmas décor to Re-Store or Goodwill. Board members need to consider whether they are going to run for board position again. Also, talk to neighbors about possibility of running. Verlie announced that she would be retiring from the board completely at the end of this term.

Annual association meeting scheduled for August 13, 6p at the pool.

Next Meeting: July 16, 2026 at the neighborhood pool, 4:30p.

Meeting Adjourned at 5:26 pm.