

Breckenridge Homeowner's Association Incorporated

Meeting Minutes

13 August 2026

Breckenridge Pool

Meeting called to order at 5:01pm.

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

Brief discussion concerning tonight's annual meeting, order of presentation, voting/election of new officers. Susan reaffirmed her NOT running for position on the board. Verlie had previously announced she would not seek reelection, but has decided to run again.

Financial Report: (Brief offered by Larry Roberts in Cathy Reed's absence.) Paper copies were offered to those who wanted. Accounts are balanced, bills are current and we are currently running below budgeted projections (nearly \$10,000) for the year. Verlie motioned and Susan seconded to accept July financials. Passed unanimously. Discussion concerning water usage and the increased billing that Tim Jeneson paid during the Kimberly Nursery landscape improvement project. Board approved payment to Jeneson \$110, difference in water usage/payment compared to annual summary history provided by Jeneson's accountant. (Motion by Susan, 2nd by Venessa.) Larry also reported that insurance policy with HUB was to go into effect this week, and that he would submit letter to Farm Bureau Insurance to cancel our policies.

Committee Reports:

Architectural Committee/Landscape Committee: Concern from the Parishes (893 Canyon Park Ave.) about losing their privacy with the removal of mature vegetation during the landscape project. Kevin was asked to stop in and begin a conversation about what a possible solution might look like.

Pool Committee: No report.

Website Committee: No report.

Property Manager: Kevin to ask 2T Lawn about possible over-watering along side 862 & 870 – water collecting in valve boxes/standing water on the lawn.
Gate at west end is acting up again. Will look into repairing/replacing handle assembly.
Kevin to contact property owner in the Village concerning landscape/clean up needs.
Continue to follow-up on Kimberly Nursery to complete follow-up list before we pay final invoice (as yet, not received).

Next Meeting: September 17, 2026 at the neighborhood pool, 4:30p.

Meeting Adjourned at 5:39 pm.