

Breckenridge Homeowner's Association Incorporated

Meeting Minutes

July 16, 2026

Breckenridge neighborhood pool house

Meeting called to order at 4:31pm.

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

Absent: Verlie Stanger, Steve Clezie

Approval of meeting minutes from June 18, 2026. Motion to accept by Cathy, seconded by Larry. Accepted with minor changes: statement of accounting 4k under budget as of May 31st, and addition of 'Trees & Stumps' (company name) after Lee Chavez's name. Going forward with proposed and approved minutes, list those board members who are absent.

Financial Report: Six statements sent out to homeowners who are delinquent with their association dues. One contact complained of not knowing what was owed because there is no invoicing. Cathy explained that there has never been invoicing mailed to homeowners for regular association dues, that it is the individual's responsibility to make that payment in a timely manner.

As of July 10, six or seven homeowners who had still not paid 3rd installment on special landscape assessment. Invoices have been sent out, Cathy and accountant will stay on top of these as landscape project is complete and final payment to Kimberly Nursery will be coming due.

Through June, budget vs. actual on expenses, we are approximately \$9500 under budget.

New security system update at pool gate also came in under budget.

Larry motioned and Vanessa seconded to accept financial report. Motion passes unanimously.

Committee Reports:

Architectural Committee & Landscape Committee: Verlie was not present for the meeting but did indicate that she had nothing new to report for either category.

Pool Committee: Larry replaced the clock at the pool. Thank you, Larry.

Website Committee: Cathy updated contact list on the neighborhood website.

Property Manager: Messages to both John Williams and Kasey Cooper (Kimberly Nursery) have gone unanswered. Several items from project (holes dug in neighbor's backyard not filled in, utility box not attached/anchored at west entrance, lawn edging that was supposed to be changed out to metal at east entrance, landscape lighting still not coming on, dead plant at east entrance, and written warranty for the work completed) still not completed. Final payment to be withheld until these items are completed.

Dawn-to-dusk sensor at pool house (which controls street lighting and safety lighting at pool) was replaced. All working correctly now.

Replace bulb in street lamp in front of 835 Canyon Park.

Repaired several large surface cracks in pool concrete.

Motion by Cathy, seconded by Larry, to not replace the street lamp on Canyon Crest where the lawnmower damaged and took out the post. Kevin to call electrician to secure wiring in landscape box. Expense to be charged to 2T Lawn. Motion passed unanimously.

New Business: Larry motioned, Monte seconded, to accept Lee Chavez's bid, up to \$7400, for tree removal and trimming throughout the parkway and in front of the pool. (This is the list Cathy, Judith, and Kevin walked with Lee a few weeks ago.) Motion passed unanimously. Kevin will contact Lee to get us on list for upcoming work.

Larry reviewed the proposed insurance policies from HUB International and we save about \$400 by adopting the new policy. Monte motioned, Cathy seconded, that Larry contact our agent and have the policy switched ASAP. Motion passed unanimously.

Annual association meeting scheduled for August 13, 6p at the pool. Regular board meeting prior at 5p.

Meeting adjourned at 5:05p.