

Breckenridge
Homeowners Association
PO Box 10395
Murfreesboro, TN 37129-0395
Annual Meeting Minutes

Pursuant to the bylaws of the Breckenridge Homeowners Association's annual meeting was held at 7:00 p.m. on January 17, 2017 at Bob Parks Realty located at 1535 West Northfield Boulevard.

Call to Order – Association President, Jim Brown, called the meeting to order at 7:15 p.m. The decision to delay the start of the meeting was made to allow homeowners additional time to complete notarized signatures on the four amendments to the BHOA restrictive covenants.

Annual Meeting Minutes – The 2016 annual meeting minutes were presented and made available by Association Secretary, Ken Deer, for review and corrections. A motion was made by Randy Petersen to dispense with the reading of the minutes and approve them as written. The motion was seconded by Ron Edwards and then presented to those in attendance for a voice vote. The motion passed unanimously and the minutes were approved as written.

Presidents Report – Jim Brown provided the membership with a President's Report. Highlights from that report are as follows:

- Appreciation was expressed to all of the board members for their service.
- A total of six board meetings were held in January, March, June, October, November and December.
- One newsletter was distributed in March.
- New pool tags were issued.
- The website www.bookthepool.com is in the process of being updated and a community Facebook page is being maintained to assist with community communication. Requests to join are being handled by Leslie Skelton.
- Garage Sales were successfully completed in April and September.
- Memorial Day Party/Cookout was held 5/28. Patio Crawl was held 9/10. Both events were successful and well attended.
- Two pool work days were held, one in the Spring and another in the Fall. Eight new chairs were purchased and the webbing on several others was replaced and repaired. One of pool pumps was also replaced.
- The pond pump was repaired and is now in working order.
- No Trespassing signs were placed at the pool entrances and tennis court area. These match the color and design of the No Soliciting signs that are in place at the two main entrances.
- Tennis Court was repaired and resurfaced and a new net was purchased. This was the biggest capital project of the year. The company used is highly regarded and the BHOA community response has been very positive.
- The BHOA board also continued work on amending the restrictive covenants, a task which was initially begun in 2006. There are four amendments, copies of which were mailed to all homeowners. These involve: (1) Signage; (2) Home Businesses; (3) Prohibition of Boats, Trailers, and RV's; and (4) Commercial Vehicles. Fifty-one percent (51%) of homeowners' signatures is needed to pass, and signatures must be notarized. Mary Fugitt was present at the meeting to facilitate this process.
- Jim Brown noted that the subdivision is aging and several capital projects will be needed over the next several years. These include such things as removing the river birch trees near the pool, addressing the bathrooms at the pool, as well as updated landscaping and replacement of trees that are showing their age.

Committee Reports

ARC – Ron Edwards noted there were 18 submissions including requests for a new home (1), fences (4), garages (3), backyard additions (3), exterior painting (1), and window replacement (3). There was also discussion regarding a free standing structure with a metal roof behind 2903 Saint Johns Drive. Ron reported this was not officially approved and is not a permanent structure. The homeowner is working with the ARC and BHOA board to address concerns through placement of landscaping. Drainage issues along Fox Point Court were discussed, and Randy Petersen noted the city has been working to install additional storm sewers and underground piping. The ARC and the BHOA board asked that affected homeowners be mindful of fences that impede and restrict water flow. Keeping the area clear of debris was also recommended.

Landscaping – George Huddleston reported that the Mulberry Tree Service is under new ownership but continues to take care of ground maintenance at both entrances, the pool area, and along Windsong Place. The new company name is Legacy Landscaping. This maintenance runs \$1300 per month. George echoed earlier concerns about the River Birch trees at the front of the pool area needing to be addressed. Several of the Bradford Pear trees are nearing the end of their lifespan and will also need to be addressed. A suggestion was made to contact Don Richardson (2814 St. Johns Drive) for recommendations as he is a horticulturist, arborist and master gardener.

Social – Malinda Kidd reported the two main events – Memorial Day Party/Cookout and Patio Crawl – were both well attended and successful. The committee is looking for new members and would like to do more activities for the children in the neighborhood, as more families with young children have moved in. One idea presented was a possible Easter Egg Hunt. As noted, the website www.bookthepool.com is in the process of being updated and a community Facebook page is being maintained to assist with community communication. Requests to join are being handled by Leslie Skelton.

Financial Reports

2016 Financial Results – In the absence of BHOA Treasurer, Jim Kalosis, Jim Brown reviewed the 2016 Budget versus Actual Expenditures. The 2016 Expenditures were listed as \$92,131 which is slightly more than budgeted. This was due to several of the unexpected repair costs outlined in the President's Report above.

2017 Budget – Jim Brown also presented the 2017 budget for comment and consideration. A proposed budget consisting of \$84,350 in Expenditures versus \$87,780 in Revenues was presented. There was general discussion on several line items in the budget, including the cost of utilities, pool maintenance, and social events. Legal expenses and the process of collecting outstanding dues in arrears were also discussed. \$3400 is being added to increase the amount of cash BHOA has in reserve. It was suggested that the board review the budget over the ensuing year to look for possible cost savings and/or item eliminations. Ron Edwards made a motion to approve the budget as presented and the motion was seconded by Vern Jackson. The motion was then presented to those in attendance for a voice vote and passed unanimously.

Election of Directors – Jim Brown reported there were 67 homeowners who returned proxy votes. The following results were noted in favor of the nominees: Budget (64); Jim Brown (63); Jim Smith (63); and Malinda Kidd (63). Randy Petersen made a motion to accept the results as reported and this was seconded by Ron Edwards. The motion was then presented to those in attendance for a voice vote and passed unanimously.

New Business – Ron Holden asked about theft and crime reported in the neighbor. The BHOA board and homeowners present reported this was quite low as there are usually several people out walking and/or present in their yards. While there was a recent report of garage theft, an email blast went out to all homeowners to be aware of the issue. Any such issues are also posted on the Facebook page as well. Jim Brown noted he has a list of 170 working emails and this information was updated in the phone directory last year.

A final call for new business was made before the membership. Having none, a motion to adjourn the meeting was made by Ron Edwards and seconded by George Huddleston. A voice vote of the membership present was made and passed with no objection.

Respectfully submitted,

Randy Petersen
Acting Secretary – 2017 Annual Meeting