

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS OF
BRECKENRIDGE CONDOMINIUMS
(UNIT OWNERS ASSOCIATION)**

A meeting of the Board of Directors of Breckenridge Condominiums, the meeting was held on May 24, 2011 at 6:30 p.m. The following individuals, being the directors of the Association were present:

John Freeman- Vice President
Bob Menton- Treasurer
Vanessa Olivo- Secretary
Sam Lancelotta Sr- Member at Large

John Freeman, Vice President presided over the meeting and the Agent, recorded the minutes of the meeting.

Notice of meeting was present and will be filed with these meeting minutes.

The meeting was called to order with three present board members.

A quorum was made with John Freeman, Bob Menton, Vanessa Olivo, and Sam Lancelotta Sr.

The board moved to approve minutes from the last board meeting that took place on October 18, 2010. The minutes were approved.

The first topic on the agenda regarded the condo delinquency status. The current delinquency report reflected 9 owners owing over \$1,000.00. The breakdown of the delinquent status being collected is 6 garnishments either approved or pending; 3 payment plans in effect. Four out of the nine delinquents are currently occupying their condos. The other five are vacant and currently up for short sale, only two of the sales are being listed at the moment.

Agent will provide a quarterly spread to reflect the progress of the collections for each delinquent home owner for the next board meeting.

The reserve money was the next topic of discussion. The reserve account is staying steady at \$75,000.00.

A list of capital repairs was listed on the agenda for what has been completed and what is still pending for 2011. This work is also listed and updated on the condo web site.

The home owner's were advised of the future work that was planned for the Eastside area of the property for 2012. The plan is to repair and complete the buildings on the Westside in 2011.

All of the Eastside buildings need repaired, the buildings in the worst shape will be first to get attention in 2012, the first buildings to focus on will be 18520 and 18525 Boysenberry Dr.

New business consisted of mainly the tree issue on the property. There are too many trees on the property that are leaning up against the buildings causing the wood to rot and damaging the siding on the buildings.

Agent will provide recommendations from the landscaper in the next board meeting for the 2012 budget.

The next Christopher Court meeting with Vanguard Management will be on Wednesday, June 8, 2011. The home owners that had complaints about the facility functions were asked to provide something in writing for us to present to the board of directors.

The option for opting out of the facility use for Christopher Court is no longer an option as we feel as though it would diminish the value of the condominium.

The board confirmed to the home owners that Montgomery Village Foundation and Christopher Court recreational facilities are two separate entities and are not affiliated.

Open discussion consisted mainly of complaints from home owners about the trash being left from renters and the cleanliness of the property.

The home owners were informed that the most effective way to stop the trash issue is to either call them out on the spot or inform Breckenridge Management of who is leaving their trash out so they can contact them directly. This seems to be working when the renter is contacted from Management.

The cleanliness issue will be addressed by Management as far as getting the property professionally cleaned on a quarterly basis or hiring a porter to take care of the clean up on a weekly basis.

Another issue on the property that the home owners have noticed is the items that are being stored on the balconies by renters and owners on the property. Management has been aware and has sent the residents in violation notices and will be fined if the problem is not rectified.

There are two light poles on the Eastside that need to be repaired. This work will be completed immediately. Management will do light checks at night on the property at least twice a week.

Residents are urged to report any light issues immediately.

An issue with communication was brought up between the home owners and the Breckenridge office staff. When a home owner wants a certain issue addressed on the property this needs to be taken care of and the home owner should get confirmation in writing that the issue was done. Heather Merriman, the property manager, will confirm in writing going forward to any request made.

Home owners can email Heather as well at breckenridgemv@aol.com.

The building on the Eastside, 18519 Boysenberry Dr. had a broken stair railing. This was repaired the day after the meeting on May 25, 2011.


Management will confirm receipt of any requests or complaints by the home owners whether in writing or by email.

Management produced a spread of the breakdown of owner occupied units, investor owned units, and units being currently rented by the owner. This spread is available to all home owners in the office and on the web site.

The Breckenridge web site is updated and able to accept condo payments.

The next board meeting was scheduled for Tuesday, August 30, 2011 at 6:30 p.m.

There being of no further business to come before the Board, the meeting was adjourned at 8:30 p.m.



Craig Birmingham, President

ATTEST:



Vanessa Olivo, Secretary