

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS OF
BRECKENRIDGE CONDOMINIUMS
ANNUAL ELECTION MEETING**

The annual election meeting was held in order to elect three new board members. The meeting was held on February 22, 2011 at 6:30 p.m. The following individuals, being the directors of the Association were present:

Bob Menton- Treasurer
Vanessa Olivo- Secretary
John Freeman- Member at Large

The members that were up for re-election were John Freeman, Bob Menton, and Jana Manke. Jana Manke chose to resign her position as Vice President of the board.

Ballots and Agenda were handed out to all attending home owners upon them signing in. Home owners had to be in good standing with the condominium in order to receive a ballot to vote.

The meeting was called to order.

A quorum was established of the Homeowner association

The condominium docs required 40% votes to have an election. The board needed 119 units to vote and acquired 132. The breakdown is as follows – 99 present ballots and 33 proxies.

Bob Menton, Treasurer presided over the meeting and Richard Bunch, agent of Dreyfuss Management recorded the minutes of the meeting.

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

The board moved to approve minutes from the last election board meeting that took place on March 9, 2009. The minutes were approved.

Nomination of the candidates was announced.

Introduction of the two new candidates were announced.

Sam Lancelotta Sr. was the first to introduce himself, owning two units on the property and feeling that his past involvement would be beneficial to the board.

Michelle Friedberg was the second to introduce herself as an owner occupying her unit and felt her input would be helpful to the board.

Jo Ann Gerhart, agent for Dreyfuss Management, explained the member terms in the meeting. Each member that is elected on the board will have a term of three years, two years, or one year so there is never a time where there is not a board member up for re-election.

The ballots were then collected and counted by Richard Bunch, agent for Dreyfuss Management and Heather Merriman, Condominium Property Manager.

Old business was brought up during the counting of the ballots. Jo Ann Gerhart went over the property update plans for 2011. The updates that were budgeted consisted of the curb painting and the extensive exterior building repairs throughout the property.

The cash balances in the condominium as of January 31, 2011 were announced. The amounts said were as follows:

Operating Account =\$23,980.24

Reserve Account =\$75,237.70

Condo due delinquency =\$42,345.10

New business was then mentioned regarding the Christopher Court recreational fees being paid by the condominium for the pool service and clubhouse for the property. After review of the budget created by the committee of Christopher Court and Vanguard Management., Breckenridge is being substantially over charged; the board is considering two options to terminate the contract.

Option one would be to take legal action towards the association and try to recoup some of the overage of fees.

The second option would be to stop paying the fees all together and have an alternate pool to go to for the home owners and the renters.

The contract with Christopher Court does not provide an option for terminating the contract.

Home owners are encouraged to come to the Christopher Court meetings to voice their opinions and concerns.

The following member were elected: John Freeman, Bob Menton, and Sam Lancelotta Sr..

John Freeman and Sam Lancelotta Sr. will be on the board for a term of 3 years.

Bob Menton will be on the board for a term of 2 years.

Vanessa Olivo brought up the fact that since she is the only owner occupied board member that more communication to the home owners is needed. The management company will need to update the web site more often and keep the home owners more informed with any updates and changes going on with Breckenridge Condominiums.

The minutes to the election meeting including past meeting minutes will be uploaded on the web site as well.

The home owners showed interest in having their own quarterly meetings and will contact Heather Merriman to give her a schedule so she can post on the web site and have the office reserved for them.

The board meetings will be getting back on a quarterly schedule as per the condominium docs. The next board meeting will be Tuesday, May 24, 2011 at 6:30 p.m.

In the open forum the main issue was the picnic area on the eastside and the dog waste throughout the property.

A few of the home owners stated that there has been more activity going on at the picnic area than usual. People loitering and making noise during later hours in the night. The home owners were told they should be calling the police at night if it gets too loud.

The management company will provide more signs to deter the loitering and have the area more lit up at night.

The issue with the dog waste throughout the property started when the board and home owners agreed to take away the pet station bags and rely on the residents to use their own bags. Since the problem had gotten out of hand the management has resumed using the bags again and had the maintenance staff help pick up the waste throughout the property. The board is asking the home owners to be proactive in calling other residents out when they see them not picking up their dog waste.

The management office will send out a notice to all Breckenridge residents stating they have to pick up after their dog or will be fined.

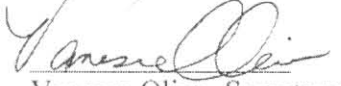
There being of no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

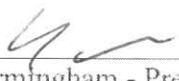
John Freeman will reside on the board as the Vice President.

Bob Menton will reside on the board as the Treasurer.

Sam Lancelotta Sr. will reside on the board as the Member at Large.

ATTEST:


Vanessa Olivo, Secretary



Craig Birmingham - President