

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

A meeting of the Board of Directors of Breckenridge Condominiums, the meeting was held October 20, 2015 at 6:30 p.m. The following individuals, being the directors of the Associations were present:

**Board of Directors**

John Freeman – Acting Chairman  
Michelle Friedberg – Secretary  
Bob Menton - Treasurer  
Tim Goodfellow – Member at large

**Others Present - Management**

JoAnn Gerhart – Director of Property Management, Dreyfuss  
Robert C. Burgess – Regional Property Management, Dreyfuss  
Heather Merriman – Property Manager, Dreyfuss

**Homeowners:**

Leslie Johnson – Homeowner/Occupant  
Don Taylor  
Michael Lu

Meeting called to order at 6:42 p.m. with a quorum of all five board members present.

Proof of Notice of meeting presented for the record.

The Board moved and approved minutes from the last Regular Meeting held June 9, 2015

Financial Report indicated the following per September 2015 Statements:

1. Reserves (as of 5/31/15) \$ 431,240
2. Operating Account (as of 5/31/15) \$ 90,808
3. Delinquency (as of 5/31/14) \$ 39,218
4. Financials presented for review
5. Delinquency – Collections Updated Report as of 10/6/15 presented for further review.

The Board of Directors requested that monthly financials statements be forwarded to them on regular basis with any explanations for any substantial spending variances.

Old Business:

- Completed Work on the Property per 2015 approved budget and BOD approved direction:
  1. Concrete Steps Replacement – Another riser has been completed.
  2. Siding Repairs – Completed in conjunction with Gutter Cleaning
  3. Grounds/Landscaping – Tree Removing and Pruning work has been completed. Front Entrance Landscape Enhancement and Irrigation System @ Entrance and Office area
  4. Electrical Re-feeding of Light – Further, a lighting survey and mapping has been completed by contractor all previous known issues are seemingly resolved.
  5. Concrete Pad Installed – To accommodate 4yrd. Recycling Container beyond existing asphalt with the elimination of multiple wheel carts and totes.
  6. Storm Water Inlet Grates – Installation of three of nine total areas that were previously identified have been completed
- Pending Corrections per Hartford Insurance inspection corrections:
  1. Dryer vent cleaning duct replacement – scheduled to move forward as per BOD approval
- Pending Recommended Work to be Considered for 2016 Budget Approval:
  1. Siding Repairs/Replacements as needed throughout the property
  2. Electrical Upgrades/Improvements – Rewiring and upgrades to Lighting elements
  3. Power washing
  4. Concrete Steps Replacements – Remaining Center Stairways on East Side along with other miscellaneous individual step(s) repairs & replacements.
  5. Exterior/Interior Painting Improvements

New Business

- 2016 Budget Presentation – Discussion – Approval
  1. Proposed budget calls for a 3% increase in Condo Fees which was approved.

Open Discussion

- Designation of Commercial Vehicle area toward rear of property
- Signage – Feasibility of Property Signage replacement. Current signs read as if we were still have Condos for sale. Any signage relating to Condos for rent should remain nonpermanent/removable.

The next Board of Directors meeting to be determined

There being no further business to come before the Board, the meeting was adjourned.

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John Freeman, Acting Chairman

ATTEST:

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Michelle Friedberg, Secretary