

**Annual Meeting of Breckenridge Estates Homeowners Association  
January 24, 2017  
Chatham Library**

Meeting began at 6:30 pm with 32 homeowners in attendance. 21 proxies were sent in and received. Board members present were: Eric Wands, President; Jane Hay, Vice President; Jennifer Manning, Secretary; Sue Schwartz, Treasurer; Graham McCoy, Director; and Kathy Ridley, Administrative Secretary.

Opening remarks and Board introductions were made by President, Eric Wands, to start the meeting. Sue Schwartz was recognized as our current Secretary serving her last term on the Board. Sue has served on the Breckenridge Estates Homeowners Association (BEHOA) Board for 16 years. Sue was thanked for her service.

There are currently two positions open on the Board. Eric Wands asked for attendees to please consider serving.

Eric Wands then addressed the 2016 expenses and 2017 proposed budget. The largest expense for BEHOA is Lawn Care budgeted for \$12,000 per year. We are currently in our third year of a 5-year contract with Ladage Luxurious Lawn Care. The Board is currently accepting proposals for the landscaping services to maintain the entrance and the rose garden area towards the back of the subdivision. With a 2016 year-end cash balance of \$57,756, the Board proposed to temporarily reduce dues to \$75 per home for 2017. A motion was made and passed to approve the 2017 budget. Invoices will be sent within the next couple of weeks and due prior to May 1.

The 2017 subdivision garage sales will be held the 1<sup>st</sup> weekend of May and the 3<sup>rd</sup> weekend of September. The Board is looking at providing a dumpster(s) in the subdivision for the spring garage sale weekend. Much discussion was heard on this issue. Many attendees liked the idea but several foresee problems with dumping of unauthorized items (electronics, paint, chemicals, etc.) and non-homeowners using the dumpster(s). The Board will address these issues at the next meeting and will keep homeowners informed prior to the spring garage sale of their decision on a dumpster.

BEHOA has been using Constant Contact to e-mail homeowners to help reduce costs of mailings. Eric Wands informed attendees to talk to the neighbors and share the message, "if you're not receiving the e-mails, please share your e-mail address with Kathy Ridley ([kridley82@gmail.com](mailto:kridley82@gmail.com))".

The NextDoor online application was mentioned as a useful tool for homeowners. This is a free, private social network for neighborhoods to hear what's happening in the area. It was stated that the Breckenridge Subdivision is included with the Willows and some surrounding homes with this online application.

A raffle drawing was held for those in attendance for free 2017 dues. Terri Fitzgerald won the raffle.

The meeting was adjourned.