

Minutes for Lake II @ Breckenridge
April 23, 2009

- I. Meeting called to order at 7:18 p.m.
- II. Board Members Present: Cliff Oryszak, Phillip Jones and Janet Bartz.
- II. Board Members Absent: Janet O'Keefe
- IV. Management Representation: Virginia Davis, York Properties, Inc.
- V. Meeting Minutes: Annual Meeting Minutes need approval at next Annual Meeting. No regular board meeting minutes to approve.
- VI. Treasurer's Report: Cliff Oryszak reports that property is in good shape. Total of \$90,089.62 in all accounts with \$52,569.70 in Reserves. Board asked Property Manager to add a line to the budget showing Reserve Transfers.
- VII. Property Issues
 - A. **Slope and Drainage Repair** – Board Discussed quotes from Brickman and Bloomsbury. Brickman quotes \$15,500 and Bloomsbury quoted \$26,839.00. Bloomsbury quote more detailed, but they do appear to be the same work. Brickman needs to flesh out their quote before final approval by the Board. Property Manager to follow up and Board will vote by email. Board discussed wildflowers and plants for the hill area.
 - B. **Mulch Quote** – Atlantic Mulch has quoted 160 yards of mulch for Lake II. Cliff requested that amount be verified and Board to vote via email.
 - C. **Pond Management** - Property Manager presented quote from Ellis Aquatic for \$1600 per year and stated that she had shared the quote with the Lake I management. No action was taken on this item.
 - D. **Rules** – Adding Rules about not playing in the street and a general discussion regarding enforcement took place between the board and residents attending the meeting. No additional rules were voted on at the meeting. Property Manager stated that failure to enforce the covenants may mean that the association loses the right to do so per recent court rulings.
- VIII. Any Old Business
Property Manager requested information about the termite warranty and reserve study. Cliff Oryszak stated that he would look through his information and provide to the property manager.

IX. Any New Business

Heidi Turbide has offered to join the Board since they are down a member. Heidi owns 216 Ruby Walk Dr. Board voted 3-0 to accept her as a board member.

X. Adjournment: There being no other business, the board adjourned at 8:31 p.m.