

Breeland Park HOA

Annual Meeting

April 6, 2017

Call to order at 6:35pm

Board members were introduced and last meeting minutes were approved.

Former property manager Tate Cotton has retired. Grey Wilson will take over management of Breeland Park HOA for Pindell-Wilson Property Management.

Grey Wilson and Sean Fitzgerald reviewed the management report and 2017 budget and income/expenses report. Dues increase to \$215 was approved by board and instituted this year. As a concession to homeowners, no late fees are being charged on the difference in dues amount due to the change and a billing error. Most of the neighborhood is current on their dues.

Mr. Young's house is currently for sale. The HOA has a lien on the property and will collect some of the monies owed to us upon the sale of the house.

Committee Reports

Architecture: Everything that has been submitted has been approved. There are no current issues. The Board may review the over 20 year old architecture guidelines to update them based on modern styles.

Social: Three events were held last year and were largely successful. There will be at least one kid-friendly event and one adult-friendly event per year. Ice cream social is scheduled for May 6, 2017 and a Blue Grass and BBQ event on September 23, 2017.

Elections

Sean Fitzgerald and Jay Nelson were elected to the Board of Directors for 3 year terms.

New Business

A development company plans to build three new houses at the entrance to Breeland Park. These homes will be in the \$550k and be similar in style and size to the new homes in Sanctuary Park. These homes will become part of the Breeland Park HOA, pay dues and be held to our architectural guidelines. This project also requires the sale of the small strip of landscaping at the entrance. The company has offered \$10k. The approval of the sale requires notarized signatures of at least 2/3 of the homeowners. The Board will hold a "signing party" as well as come door-to-door to obtain signatures. An information packet with details and renderings will be circulated beforehand for all homeowners to review. Board members will be available at the signing party or via email if homeowners have questions or require further clarification.

Meeting adjourned at 7:25pm.