

Breeland Park Annual HOA Meeting March 12, 2020

President Sean Fitzgerald called the meeting to order at 6:42 pm. Board members Frank Fleming and Carol Zimmerman were in attendance along with Grey Wilson from Pindell-Wilson Property Management. Quorum was met with 10 owners present and 1 proxy received.

The minutes from 2019 were presented with the agenda and approved.

Grey explained the 2019 budget for the owners to review and presented the 2020 budget. Don Barnick asked about unforeseen expenses not included in the budget and Grey said with our capital reserves at \$9,800, we could absorb additional costs.

Architectural Committee Chair, Carol Zimmerman reported 14 approved requests since she came on board in August when the former chair, Jay Nelson, moved out of Breeland. Reid Smith also moved out leaving the committee with Carol, Frank, Julie Bowyer and Joel Reames. If you are interested in serving on this committee, please contact Carol at zimm9001@bellsouth.net

Social Committee report was given by Sean. The committee has 5 members and presented a spring and a fall/Halloween social. Committee member Carol Riley prepares gift baskets for new owners and delivers a welcome letter with all the important Breeland information.

Sean called for nominations to fill the empty seats on the HOA Board. None were received and will remain at the 3 listed for the upcoming year.

Sean presented the current status of the 3 new homes being built by JCK at the Breeland entrance. JCK has released as a good will gesture to Breeland \$6,000 of \$12,000 that was agreed to in 2018. The remaining \$6,000 to be release once the city provides final approval. Sean mentioned that removal of berm saved (cost avoidance) about \$6000-7000. It was not a matter of if, but when the berm would require major landscape update and repair.

As of the meeting date JCK had not received final approval. The board and property manager will be requesting a meeting with developer once final approval is granted by the city. Updates to home owners to be posted via nextdoor and USPS mail.

Joel Reames showed 2 of the homes being built from his Realtor App as listing for \$714,000 and \$719,000 with approximately 3440 sq. ft. each.

Sean explained the rationale for increasing yearly dues because of the added properties and aging of exiting landscaping, proper funding of social events and increased funding to capital reserve. Corporate Impressions, our landscaping company, is doing major pruning of the crape myrtles at the front entrance and will be creating enhanced flowering area\beds at the entrance sign. The cost of and type of maintenance for the addition piece of property (20 ft by 70 ft) at front entrance will be determined once the initial landscaping is done.

Rex Anderson on Sunridge asked about the ditch between Breeland and Bridgewater and its needed repairs. Grey said the city is aware and Bridgewater has the needed money for storm water repairs.

If a neighbor's tree drops branches onto your yard and in the street, is it an HOA matter? Grey explained that as a homeowner, you have the right to remove branches from your neighbor's tree that are in your own airspace. As far as ivy, fallen limbs and the like in the natural areas, "What happens in the woods, stays in the woods." We are required to have a certain amount of open natural area that the HOA does not pay to change. No owner should throw yard debris or other into those areas.

There being no further question, the meeting was adjourned at 7:35

Respectfully Submitted,

Carol A. Zimmerman