

Minutes for Lake II @ Breckenridge
Regular Board Meeting
April 14, 2010

- I. Quorum: Quorum was present. Meeting was called to order by Cliff Oryszak, President. Meeting was called to order at 7:08 p.m.
- II. Board Members Present: Cliff Oryszak, Heidi Turbide, Janet Bartz and Philip Jones. No members were absent.
- IV. Management Representation: Virginia Davis, York Properties, Inc.
- V. Meeting Minutes: January 16, 2010 – Budget Ratification and Regular Minutes were reviewed. Heidi Turbide made the motion to approve both meeting minutes. Philip Jones seconded. Motion carried 4-0.
- VI. Treasurer's Report: The Financial Report is sent monthly to each association board member. There is \$55,117.63 in the Reserves, \$24,581.77 in the Operating Account, \$10,397.15 in a CD and \$11,130.21 in a Money Market Account. Board asked to have \$18,000 transferred from the Operating Account to the Reserves and requested information on CD's.
Virginia Davis reported that there are several owners that are two or more quarters delinquent. Those owners will be sent demand letters. If they do respond or pay, then they will be turned over to the attorney for collections.
- VII. Property Issues
 - A. Hill Work: Cliff Oryszak stated that the board needs to count the number of Leylands and Pampas Grass planted on the hill.
 - B. Storm Water Agreement: There was a discussion about turning over the lake to the Breckenridge HOA. After this discussion, Cliff Oryszak made a motion that the Board decline the offer of funding from Pulte for a storm water fund and the storm water agreement presented by the Town of Morrisville. This agreement would give the Town right to inspect the lake, which it does not have now. Philip Jones seconded the motion. Motion carried 4-0.

Cliff Oryszak made a motion to request a letter from the Breckenridge HOA stating the exact terms by which Breckenridge would take over the lake now currently owed by Lake I and Lake II as it is the Lake II Board's intention to turn the lake over to Breckenridge. Heidi Turbide seconded. Motion carried 4- 0. Board directed the property manager to make the request of the Breckenridge Board.

VII. New Business –

A. 320 Ruby Walk - Common Area Issue. Cliff and Heidi will meet with 320 Ruby Walk and show her the as built survey on file. Once they meet the owner's daughter, then the information will be followed up with a letter. The issue of the garden and ownership must be resolved prior to any additional drainage work. The drainage work is necessary and cannot be done without moving the garden.

B. Pet Waste Stations – Discussed potential locations for additional stations.

C. Old Maynard Road – Cliff Oryszak and Virginia Davis to meet with Town of Cary Engineer Bob Shultes on April 15 to discuss issues with the proposed two lane road and the eventual installation of a four lane road.

V. Adjournment: There being no new business, the meeting adjourned at 8:25 p.m.