

Minutes for Lake II @ Breckenridge
Budget Ratification Meeting
January 16, 2010

- I. Meeting called to order at 5:55 p.m. No Quorum is required for Budget Ratification Meetings. Board Members Cliff Oryszak, Janet Bartz and Heidi Turbide were present
- II. The 2010 Budget was reviewed. There be no objection to the Budget. The meeting was adjourned at 6:14 p.m.

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Regular Board Meeting
January 16, 2010

- I. Quorum: Quorum was present. Meeting was called to order by Cliff Oryszak, President.
- II. Board Members Absent: Phillip Jones.
- IV. Management Representation: Virginia Davis, York Properties, Inc.
- V. Meeting Minutes: No Minutes were reviewed at this meeting.
- VI. Treasurer's Report: The Financial Report is sent monthly to each association board member.
- VII. Property Issues
 - A. Hill Work: Board discussed the proposed plantings on the hill next to Old Maynard. Cliff Oryszak motioned to accept a bid from Brickman if they would reduce their price to \$13,000 for the Leylands, topsoil and irrigation. Three Leylands are to be planted every 40 feet for a total of 66. Three Pampas Grass should also be planted every 40 feet for a total of 66. Mulch should add between \$1500 and \$2000 to the cost. Heidi Turbide seconded the motion. Motion passed 3-0.
 - B. Storm Water Agreement: Meeting still needs to be set with other associations involved. They are Lake I and Manors II.
 - C. Parking Violations: There are still several residents parking on the sidewalk, grass or who block driveways. Several have been sent letters to no avail. Board requests that the property manager send letters to the specific homes still in violation of the rules and regulations. Motion was made by Cliff Oryszak to have

a towing contract whereby the towing company would patrol and tow any in violation. Heidi Turbide seconded the motion. Motion passed 3-0.

The property manager will send a letter to all owners and tenants notifying them of the change to the towing policy. Once the letter has gone out, patrols by the towing company will begin.

D. Pet Waste – Send letter to residents reminding them to clean up. The Board directed the property manager. Give them one warning and call them to a fining hearing with the next. Pet Waste stations were discussed, but no specific locations were identified.

VII. New Business – There was no new business.

V. Adjournment: There being no new business, the meeting adjourned at 7 p.m.