

**BRITTANY PLACE OF BRECKENRIDGE HOMEOWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
NOVEMBER 18, 2006**

The meeting was called to order by President, Don Holmes at 10:25 a.m.

Owners present were:

Don Holmes
Jan Carrier
Patricia Moye

Five owners were represented by proxy.

Also present were Dan Ulmer and Lanelle Barnett of Basic Property Management, Inc.

Dan Ulmer reported that the meeting notices were sent out according to the bylaws and that there was a quorum.

2005 Annual Meeting Minutes – It was moved, seconded and passed unanimously to approve the minutes of the 2005 Annual Meeting.

Financial Report – As of October 31, 2006, the Association had cash in the bank of \$1,336.63, dues receivable of \$3,556.00, and accounts payable of \$3,640.11. The Association has a Year-To-Date Net Profit of \$1,910.45. This is a variance from the budget of \$41,326.92. We expect to end the year pretty close to budget. The 2007 proposed budget was approved unanimously.

Fire Station – Dan was asked to talk to the fire department and ask them to move the BBQ grill and maintain the yard better.

Don Holmes discussed the property lines along the parking lot and dumpster. We will weed eat this area in the future.

Jan Carrier asked about painting her house next year. The Association has no rules about color, but it will need to be approved by the Town of Breckenridge.

Board of Directors – Don Holmes's term is up. Jan Carrier was elected to replace Don. The other Board members are Jonathan Heroux (expires in 2008) and Pat Somers (expires in 2007). Jonathan will serve as President, Jan Carrier as Vice President, and Pat Somers as Secretary/Treasurer until the next annual meeting.

The meeting was adjourned at 11:45 p.m..