

BRITTANY PLACE OF BRECKENRIDGE HOMEOWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
JULY 2, 2005

The meeting was called to order by President, Ernie Blake, at 5:15 p.m.

Owners present were:

Ernie Blake	Jonathan Heroux
Patricia Moye	Steve Stinski
Don Holmes	

One owner was present 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.

2004 Annual Meeting Minutes – It was moved, seconded and passed unanimously to approve the minutes of the 2004 Annual Meeting.

Financial Report – As of June 30, 2005, the Association had cash in the bank of \$1,822.65, dues receivable of -\$662.52, and accounts payable of \$222.20. The Association has a Year-To-Date Net Profit of \$3,107.26, which is very close to budget.

Hot Tubs – There has been a request by Bob Wahl to have a hot tub. After discussion, it was decided to continue to disallow hot tubs.

Common Area – The Association has finally received a quit claim deed from Michael Hirsch deeding the common area to the Association.

Dumpster Enclosure – Don Holmes has paid for a very nice dumpster enclosure. It had a lock, which people pried off. It was suggested that we get a lock box. Patricia Moye volunteered to get two – one for the front and one for the side.

Concrete Step – The slab at the bottom of the concrete slab is sinking. Dan will have someone look at it and see if it is possible to jack it.

Fire Station – The area between Jonathan Heroux's home and the fire station needs cleanup and sprinkler system. Dan will get a price.

Board of Directors – Ernie Blake's term is up this year. Jonathan Heroux was elected to a serve a three-year term. Don Holmes and Pat Somers are the other two Board Members.

It was moved, seconded, and passed unanimously to adjourn the meeting at 6:20.