

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF BRECKENRIDGE
ANNUAL ELECTION MEETING**

A meeting of the Board of Directors of Breckenridge Condominiums was held on March 23, 2026, at 5:30pm. The following individuals, being the Directors of the Association were present:

Board of Directors:

Craig Birmingham- President

John Freeman- Vice President

Bob Menton- Treasurer

Michelle Friedberg- Secretary

Tim Goodfellow – Member at Large

Absentees-

Craig Birmingham

John Freeman

Attendees- Management

Elsy Martinez- Property Manager

Alex Freeman- Director of Property Management

Others Present- Homeowners/Investors

Sergey Kolyabin- Investor

Gregory Bonn- Owner

Leslie Johnson-Owner

Megan Bonanno- Investor Representative

Brian Benninghuff- Owner

Winstona Koroma- Owner

Quorum achieved (3 of 5 board members present) Alex called a meeting to order at 5:41pm establishing the Quorum (40%) with BOD members above present.

Minutes Approval March 4, 2025 minutes reviewed and approved.

This summary covers the Breckenridge Condos quarterly board meeting, focusing on financial updates, delinquency issues, capital improvements, parking and trash policies and open discussion points. The meeting included board members, management and several owners addressing both ongoing challenges and resident concerns, with actionable steps and proposals for improvements.

- **Cash balances (as of Feb 28, 2026)**
 - Operating Account: \$421,175
 - Reserve Account: \$340,400
- **Delinquency Status (as of Mar 19, 2026)**
 - Total Delinquency: \$65,000 (double from previous year)
 - Two owner account for -\$34,000 with one at \$29,000 (4 years of non-payment).
 - Several new owners have not paid since purchasing in May, no response to outreach.
- **Collection Actions:**
 - Garnishment attempts ongoing, one owner making partial payments.
 - Board discussed need for formal, written collection policy.
 - Options, wage/bank garnishment (limited success), liens, foreclosure (costly).
- Past attempts included removing parking privileges and key fob access.
- **Financial Management Notes**
 - Operating funds are spread across several accounts
 - Some operating funds should be moved to reserves, action pending
 - Recommendation: Keep 100,000-200,000 in operating, rest in reserves.

- Capital Improvements
 - Wood Siding Replacement: 18508-18512, contract signed (\$130,000), start date pending.
 - Roof Repair: Small section, \$1750, completed for leak issue
 - Stairwell Repairs: Noted at 18525, proposal for replacement in kind requested.
- **Parking Policy Issues**
 - Past & Current Problems**
 - **Unauthorized Towing:** Car towed from reserved spot without owner authorization, legal settlement of \$594 approved.
 - **Policy Clarification:** Only homeowners may authorize towing from their reserve spots board/management can force policy on visitors/non-reserved spots.
 - **Visitor Pass Abuse:** Overuse of visitor passes for long-term parking; some vehicles remain for weeks/months.
 - **Sticker System:** Proposal to update parking stickers annually and avoid using fully community name for safety.
- **Enforcement & Recommendations**
 - Need for clear, enforceable parking policy (duration for visitor parking, enforcement tools)
 - Consider repainting faded parking spot numbers to reduce confusion.
 - Board to consult legal counsel for updated, comprehensive policy by next meeting.
- **Trash & Bulk Waste Management**
 - **Bulk Dumpster Overuse:** Non-resident and contractors dumping, camera installed for monitoring.
 - **Policy Conflict:** Owner's manual states bulk trash is owner's responsibility, but association has provided dumpster for years.
 - **Missed Pickup:** Roll-off dumpster not replaced as scheduled, waste management contacted.
 - **Potential Solutions:**
 - Seasonal or by-request bulk dumpster
 - Locked shipping container for controlled access.
 - Amending condo docs to clarify responsibility.
- **Owner/Resident Feedback**

- Removing bulk dumpsters may lead to illegal dumping
- Need for better communication and enforcement regarding trash disposal (trash bags in hallways)
- **Resale Package & Condo Docs**
 - **Current Issues:** Outdated, poorly formatted, unclear naming, lack of enforceable policies.
 - **Proposals:**
 - Revamp and digitize resale certificate and condo documents
 - Add clear registration and policy acknowledgment requirements for new owners/tenants
 - Ensure rules on trash, parking and other conduct are included in leases and acknowledged by all residents
- **Open Discussion & Resident Concerns**
 - **Potholes:** Temporary patches failing, new severe potholes forming. Maintenance to be scheduled.
 - **Stairwell:** 18525 stairwell steps deteriorating, proposal for replacement requested
 - **Property Walkthrough:** Spring inspection of buildings and common areas planned before next meeting.
 - **Trash Bags Left in Hallways:** Ongoing issue at specific unit, management to send notice and enforce policy.
 - **Parking Spot Markings:** Faded paint causing confusion, repainting recommended.
 - **Communication:** Owners request clearer, more professional documentation and improved onboarding for new residents.
- **Action/Next Steps**
 - **Parking Policy:** Legal review and update for clarity and enforceability
 - **Condo Docs:** obtain legal proposal for full document update, board to consider at next meeting.
 - **Delinquency:** Continue collection efforts, consider foreclosure if garnishment fails, send detailed delinquency report to board.
 - **Maintenance:** Address potholes, stairwell repairs and plan property walkthrough.
 - **Trash Policy:** Explore alternatives for bulk waste management, consider amending policy based on owner feedback.

- **Resale Package:** Redesign for professionalism and clarity.
- **Next Meeting:** scheduled for June or July, aim for full board attendance.

Next Meeting- TBD

Meeting was adjourned at 6:52pm

Craig Birmingham, President

Attest:

Michelle Friedberg, Secretary