

Call to order	Meeting called to order at 10:00		
Roll call – by sign in sheet	Members Present:	Members Excused:	Guests:
	Susan Borgardt Bill Hathorn Cindy Hertz Joe Murphy Jim Nichols Pat Smith Jim Strates Margo Moran Roger Moeller Dian Cleveland	Linda Watson	Amber Stolhand Steve Stolhand Shirley Moeller Heather Doolittle Pete Doolittle Sue Clark Chuck Larimer
Minutes approval	September, 2013 minutes reviewed via e-mail Motion to approve: Roger Moeller, 2 nd by Pat Smith		
<u>REPORTS OF OFFICERS:</u>			
Secretary	None		
Treasurer	\$80,677.00 combined accounts Details available to Board members on the Real Manage Board portal		
Vice President	\$20,000. approximate cost of septic field work and Covenants re-write.		
President	All (four) properties have now been listed on the Website and with Coldwell Banker. Contact info. is Rob Scheifel, cell: 970 390 0958, bus.: 970 453 0401 or 800 669 5356, fax: 970 453 0439. Adrs. 137 So. Main, P O Box 1598, Breckenridge, CO 80424. Website: www.BreckRealEstate.com , or robs@breckrealestate.com . Need to update the Board Meeting/Picnics Dates.		
<u>REPORTS OF COMMITTEES:</u>			
Administration	2014 Committee List has been updated Bylaw/Covenant Revisions: Discussed at length possible changes to Covenants as presented. Pat Smith will present any subsequent changes to the Board for consideration.		
Buildings & Grounds	Caretaker Update: Caretaker bath has been finished. There is a badger on the common grounds. Hopefully will keep down prairie dog population. The caretaker's furnace has been repaired and is operating properly. Pat Smith spoke about the finished septic/dump field work. Has been completed and passed with County. The slab at the dump station will be poured in the Spring. Contractor left surplus seed and we should be able to seed the common areas in the Spring. Contractor left surplus seed and can seed the common areas in the Spring. Seed		

	was purchased by Wildwood and spread by Pat Smith Bill Hathorn is working with the Caretaker to have a maintenance manual in place.
Billing & Enforcement	2013/14 Collection Update – Information available on the Board Portal.
Lot Improvement	Nothing to Report
Old Business	None
New Business	Secretary requested approval to purchase new recorder for use at Board meetings. Pat Smith has put together a new maintenance manual for the septic system. Also put together informational brochure available for owners re: do's and don'ts for dump station usage and RV/camper plumbing maintenance.
Adjournment	Motion to Adjourn by Susan Borgardt, 2 nd by Bill Hathorn APPROVED Meeting adjourned at 12:20 Minutes recorded and submitted for approval by Susan Borgardt