

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting – May 27, 2020 – 7:00 p.m.

Via Zoom

MINUTES

Call to Order and Determination of Quorum

Present were: Andrea “Andi” Ciampi, President
James Levin, Treasurer
Eric Larrivier, Vice President
Allen Arnett, Secretary
Nick Bereschak, Director

Those present represented a quorum. Andi called the meeting to order at 7:00 pm. Rodney Vick, Campbell Regional Manager hosted the zoom meeting and Patti Padron, LCAM from Campbell Management was also present along with 7 homeowners.

Financial Report: Jim reported on the April financial that was distributed to the Board. The A/R report is still in very good shape with only \$5,700 in A/R. Thank you to Campbell for their accounting work. We are in line with the budget and have a current surplus of 4.8k. The extra pool cleaning costs will reduce this down the road so we need to be cautious of spending.

Approval of Minutes – Jim made a motion to approve the minutes from the April 22, meeting. The motion was seconded by Allen and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on recent ARC applications since the last meeting all of which were approved.

- 120 – replace 2 bathroom windows with impact, paint fascia and install water softener.
- 307– install shutters on top floor
- 316 – remove leaning tree in rear yard
- 437 – replace 2 slider with impact
- 445 – install accordion shutters
- 445 – paint house – pending

Landscape – Patti reported that the new flowers are in and look great. There were a few comments from residents at the end of the meeting about mowing and ruts. Patti was asked to get a price to mulch the front beds.

Pool – Andi thanked Patti for her hard work in getting the pool re-opened to help move chairs and post notices. Patti is also helping in sanitizing Mon-Fri in the afternoons for now.

Tennis Court – Andi reported that people are complying with the single only tennis court rule and that there still will not be guests allowed until the restrictions are lifted by the County.

Radar signs data – Nick reported that speeding is down on Woodview but still an issue on Bent Tree. Andi reported that we are now getting the reports from the City which are sent to the Board.

Violations – Andi asked the Board about starting inspections again. The Board agreed that Patti should start back on the sending of letters.

Sales and Leasing – Patti reported that there are still 4 available for lease. There has been 1 new sale since the last meeting.

Welcome Committee – Patti reported that there are 3 residents that need to be met with. Andi suggested a facetime meeting. Patti will schedule.

Old Business:

Metal roofs – Andi reported that Jim will bring the samples at the next meeting.

Traffic Agreement – Andi reported that the police have been in and are still stopping residents. Patti has asked for reports since they have not yet been received. Andi said she would reach out to Chief Shannon.

Pool gate quotes – Patti reported that she has scheduled a meeting with she, Jim and Allen with Keyed Up fence to go over their proposal. At that time, he will also look at the mag lock issue on 117th and installing heavy duty spring closures for that gate.

New Business:

Ratify vote on amended ARC Guidelines – Andi thanked Jim for his help with the changes. **Nick then made a motion to approve the amended guidelines as written. The motion was seconded by Eric and the motion carried unanimously.** Patti was asked to mail a hard copy to all owners, eblast them and also post on website.

Garbage cans – Discussion was held because some residents store their cans on the side of the house which is a big concern due to animals and rodents it attracts. **Andi made a motion to amend the rule to clarify the rule to state that garbage cans and bins must be stored in the garage. The motion was seconded by Jim and the motion carried unanimously.**

Other Business: Patti was asked to have the light pole base checked between 126 and 128 to see if it can be fixed or needs to be replaced.

Adjournment: Meeting was duly adjourned at 7:39 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management