

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

September 28, 2021 – 7:00 p.m. Via Zoom

MINUTES

Call to Order and Determination of Quorum

Those present represented a quorum. Present were: Andrea “Andi” Ciampi, President; James Levin, Treasurer, Vice President, Nick Bereschak; Secretary, Allen Arnett and Director Patty Custodio

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 2 homeowners were also present and Andi welcomed them into the meeting.

Financial Report: Jim reported on the August financials which was also distributed to the Board. The budget is in great shape. We continue to maintain a surplus.

The A/R report is the same with only 1 resident owing and is on a payment plan.

2022 Draft Budget – Jim went over some of the line items that were adjusted. Andi thanked Jim and Patti for their work on getting this put together. There were no questions. The proposed increase will be \$20 per quarter.

Approval of Minutes – Allen Arnett made a motion to approve the minutes from the August 28, 2021 meeting. The motion was seconded by Patty Custodio and the motion carried unanimously.

Committee Reports:

ARC – Andi reported that the ARC applications since the last meeting were all approved.

- 120 – landscaping
- 182- landscaping
- 165- New roof
- 103-landscaping
- 161-landscaping
- 437-landscaping

Landscape – Patti reported that the City Forester would like to start their re-inspections of the buffer area homes in violation. Patti will check to make sure the homes have been done and are ready for that. Mulch will be installed in November and the holiday lights will be installed on Oct. 15th, and turned on the eve of Thanksgiving.

Pool – Patti reported that the pool furniture will be cleaned on Thursday.

Tennis Court – Andi reported no issues at this time.

Radar signs data – Nick reported that the Bent Tree speeding results are still very bad.

North County Neighborhood Coalition Membership – Jim shared a short slide presentation that he gave at the meeting and the Board requested it be added to the website.

Violations – Patti pointed out the new report from the new system. There are still a few old violations in effect

and notes were made on those accounts.

Sales and Leasing – Patti reported that there have been 15 sales to date and now are down to 9 leased homes. Welcomed 1 home since the last meeting.

Manager Report – Patti reported that the 1st annual meeting notice has been mailed and reminded those that have expiring terms need to submit their Intent to Run if they decide to re-up. There were no questions or comments.

New Business:

Proposal for Buffer and Preserve maintenance – Jim made a motion to approve the proposal for 3 times per year per area instead of 4. To be done in the 1st week of April, July and October. The motion was seconded by Andi and the motion carried unanimously.

Envera contract – Jim reported on a few ways that the Association can save money on the contract. We are still waiting for another number from them and will make a decision at the next Board meeting.

Old Business:

Tennis Courts resurface update – Patti reported that the deposit check has not been received by Fast Dry Courts yet and as soon as it is they will contact me for a start date.

Update Declaration – Andi reported that she and Nick will be reviewing the documents for the updates needed. It is a very timely process that will take some time to complete.

Pool gate update – Andi reported that the gate has been lowered as much as possible and is happy with the finished product. Allen was thanked for his great design.

Cameras for tennis courts – Patti reported that she has spoken with the vendor and he expects the camera to come in by Thursday and will install soon after.

Adjournment: Meeting was duly adjourned at 8:10 pm.

Open discussion: The meeting was opened to questions. There were no questions

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management