

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 26, 2022 – 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 Mario Loaiza

Andi called the meeting to order at 7:01 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 5 homeowners were also present and Andi welcomed them into the meeting.

Financial Report: Jim reported on the year-end financials which was also distributed to the Board. The year ended in good shape and slightly over budget mainly due to gate strikes. The A/R report has 1 resident owing on a payment plan and continues to be paying as agreed.

Approval of Minutes – Jim Levin made a motion to approve the minutes from the November 17, 2021 meeting. The motion was seconded by Nick Bereschak and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on 25 ARC applications that have been submitted since the last meeting, 23 were approved, 2 are pending

Landscape – Patti reported that the tree trimming will begin tomorrow and the meeting she had with the City Forester for today needed to be re-scheduled.

Pool – Patti reported that she disposed of many pool toys that were left behind. Andi did not have anything to report.

Tennis Court – Patti reported that she met with the exterminating company for the ant issue in the pole that lowers the net. Andi then reported that Paul Trupia tried to lower the nets and was unable. Patti will have this taken care of.

Radar signs data – Nick reported that the speeding is still an issue.

North County Neighborhood Coalition Membership – Jim reported on the recent meeting that he and Mario attended. They are both very pleased with the information obtained from being a part of this Organization.

Violations – Patti reported that the violations are in very good shape. Andi thanked Patti for all the letters sent out for parking violations.

Sales and Leasing – Patti reported that there has been only 1 sale this year. We are still at only 9 leased homes.

Document Revision – Andi stated there was no report at this time.

Manager Report – Patti reported that both tennis court gate now self-close as well as the gate on 117th and the next Blood Drive has been scheduled for Nov 11th from 9-6 and we should be getting some information to distribute soon. Patti then reported on the gate strikes that she is logging. The website is up to date.

New Business:

Relocate fountain quotes – Nick made a motion to approve the lowest quote in the amount of \$6,285.00 to relocate the fountain service. After discussion it was determined that the cost is not reasonable for budget purposes. The motion was seconded by Andi and after discussion, the motion was denied unanimously.

Old Business:

Flags – Patti reported on the current number of flags. There was some more discussion and it was agreed that only a seasonal flag other than the American & State flag can be hung. A garden flag no larger than 12x18 may also be displayed. Sports flags are only allowed the day of the game.

Adjournment: The meeting was duly adjourned at 8:28 pm.

Open discussion: The meeting was opened to questions. 1 question was asked.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management