

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

February 23, 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. 3 homeowners were also present and Andi welcomed them into the meeting.

Financial Report: Jim reported on the January financials. We are on budget. The A/R report has still 1 resident owing on a payment plan and continues to be paying as agreed and several that have not updated their payments to reflect the new quarterly fee.

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 17 ARC applications that have been submitted since the last meeting, 6 were for new roofs, 4 for pavers, 3 for painting, 1 for landscape, 1 for driveway, 1 for shutters

Landscape – Patti reported that the tree trimming has been done and a meeting was held with the City Forester, Jim and herself and we have been given the “all good” on the buffer. There is an irrigation issue at the front, FGU is still working to resolve it.

Pool – Andi reported that pool is too cool, Patti will get adjusted to 85 as requested. Patti ordered the new bench it is being put together by Amazon on Monday and then be delivered on site by her husband.

Tennis Court – Andi reported that Paul Trupia said everything is good there but it would be nice to have a garbage can on the inside and order a squeegee for the court. Patti reported that she is still trying to schedule the tennis court light to be repaired.

Radar signs data – Nick reported on the speeding and it is still an issue. Patti will draft an eblast to go out for speeding.

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

Violations – Patti reported that the violations which are still in very good shape. Parking has got better and Andi thanked Patti for the letters for the parking violations.

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

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

Manager Report – Patti reported that the next blood drive is scheduled for March 3rd. Information has been posted. Patti then reported on the gate strikes that she is tracking. The website is up to date, Allen was thanked for repairing the back gate and we are still waiting for the tennis court light vendor to fix the light.

New Business:

None

Other Business: Andi reported that there would not be a Board meeting in July.

Old Business:

Flags – Andi reported that she is working on the new language for the next meeting to be discussed further.

Fountain update – The fountain will be moved tomorrow and the nozzle will also be changed.

Adjournment: The meeting was duly adjourned at 7:55 pm.

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

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management