

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

August 24, 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, Secretary, Allen Arnett and Director Mario Loaiza. Vice President, Nick Bereschak was absent.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 4 homeowners were also present and they were welcomed into the meeting.

Financial Report: Jim reported on the July financials. We continue to be in good shape with a \$9,500 surplus. The A/R report is in good shape with only 8,200 owed which includes the foreclosure. Patti was asked to check on that status. Patti then reported that the information needed from the reserve analyst, she has sent.

2023 Budget Discussion – Patti will be setting up a draft budget meeting with Andi and Jim in the next few days.

Approval of Minutes – Mario made a motion to approve the minutes from the June 2022 meeting. The motion was seconded by Jim and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on the following applications that have been approved since the last Board meeting.

- 161 –roof replacement
- 320 – roof replacement
- 109- driveway/walkway pavers & extension of driveway
- 471- roof replacement
- 150- roof replacement
- 460- roof replacement
- 143- roof replacement & exterior paint
- 179 – front door replacement
- 126- landscaping
- 142- roof replacement
- 418- roof replacement
- 118- roof replacement and windows
- 436 – replace windows with impact
- 124- gas line for outdoor kitchen
- 316 – generator
- 123- Oak tree removal
- 310 – address sign
- 439 – replace front door

Landscape – Patti reported that the dead flowers have been removed. From The Ground Up has offered to replace the entrance area. This will be done in the next few weeks with white vincas. It was agreed to wait to replace the flowers at the pool areas. Also, the tree trimming was done in July. Patti then reported that she met with Jim and the City Forrester to look at the buffer. A few items were noted. The next inspection will be in January. Allen asked that we inform the residents in advance. Patti agreed to do so. Patti will be meeting with Tony from the Ground Up in the morning to look at the back gate area that needs to be cleaned up.

Pool – Patti reported that the shower nob and handle have been replaced, the shower wall and both bathroom doors have been painted. A replacement net has also been ordered and the pool furniture is scheduled to be cleaned tomorrow morning.

Tennis Court –Paul Trupia reported that the nets are holding well.

Radar signs data – Nick was not present to give report but speeding is still an issue. Patti and Andi will draft another eblast.

North County Neighborhood Coalition Membership – Jim reported that the next meeting next week. Mario reported on some of the upcoming matters.

Manager Report/Violations – Patti gave her report. The violations are in very good shape and parking is getting better. Andi thanked Patti for a very well done job with the violations and that the community looks great. 3 gate hit payments have been recovered.

Sales and Leasing – Patti reported that there has only 3 sales to date. There are still 9 leased homes and one in violation for the need of updated lease.

Document Revision – Tabled

New Business:

Tennis Court to pickle ball court – Andi reported that she has some residents requesting a conversion of a tennis court to a pickle ball court. Patti agreed to get some costs and then a community vote will be put out for the need. In the meantime, permission was given to a resident to tape off the court for pickle ball use but must be removed after play. If any damage is done to the courts they will be responsible.

Proposal from Fast Dry Courts – tennis court net posts - **Mario made a motion to approve the replacement of the east net posts only at this time. The motion was seconded by Allen and the motion carried unanimously.**

School issue – Andi reported that several residents have complained about the ingress/egress in the mornings as vehicles are blocking the entrance and exit area while waiting to drop the kids at school. Andi proposed getting an off duty police officer a few days a week to try and resolve the issue. **Jim made a motion to approve the idea and get the costs. The motion was seconded by Mario and the motion carried unanimously.**

Other Business: None.

Old Business: Tennis court and pool gates – addressed in manager report.

Adjournment: The meeting was duly adjourned at 8:20 pm.

Open discussion: The meeting was opened to questions. There were 2 questions.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management