

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

March 26, 2025 - 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, Secretary, Treasurer, James Levin. Vice President, Nick Bereschak, and Director and Sean Thompson. Mario Loaiza was absent.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 3 homeowners were present via zoom.

Andi began by announcing that Jim Levin is resigning, and this will be his last Board meeting. Andi and the others thanked Jim for his many great years and dedicated service to the community.

Approval of Minutes – Nick made a motion to approve the minutes from the February 2025, meeting. The motion was seconded by Jim and the motion carried unanimously.

Financial Report: Jim reported on the February financials. We are on a very track and the A/R is also in very great shape.

Committee Reports:

ARC –Andi reported on the 9 applications since the last meeting that were all approved.

Landscape – Patti reported on the status of the front entrance landscape modifications to date. The flowers look great and the permit for the monuments is 26% complete with the city. Patti informed Peter of the 1 dead podocarpus on the right side of the entrance.

Pool – Andi reported the pool looks great and there are no complaints.

Tennis Court –Paul Trupia reported that the courts are in good shape but suggested more clips needed for the netting around the court.

Radar signs data – Nick gave his report.

Manager Report/Violations –Patti gave her reports. There were 3 owners due to attend a fine hearing tomorrow, Patti needs to check on 2 of them.

Sales and Leasing –Patti reported that we only have 8 leased homes at this time and 1 sale to date.

Welcome Committee – Patti informed Patty of the new owner at 137 to be welcomed.

Old Business:

Front entrance project update: - Andi reported that the City has issued a violation for not obtaining a permit to remove the fence and columns. She and Patti had a phone call with a planner last week and is working with the City to resolve the violation.

Flashing stop signs and rumble strips – This matter was tabled. Andi will reach out to the traffic officer to inquire about the rumble strips.

New Business

Proposal for Updated Reserve Study - **Andi made a motion to approve the proposal in the amount of \$2,300**
The motion was seconded by Jim and the motion carried unanimously.

Lake/Fountain proposals – It was agreed to revisit this at budget time later in the year.

Adjournment: The meeting was duly adjourned at 7:38.

Open discussion: There were no comments.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management