

**BENT TREE PROPERTY OWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**April 23, 2014**  
**MINUTES**

**Call to Order and Determination of Quorum:**

**Present:**

Andrea “Andi” Ciampi, President  
Irv Reifler, Vice President/Treasurer  
George Lagos, Secretary  
Terry Louis, Director  
Allen Hunter, Bristol Management

**Absent:**

Those present represent a quorum. Andrea called the meeting to order at 7:06 pm.

**Approval of Minutes:** The minutes of March 26, 2014 Board meeting were reviewed by the Board. A **motion** to approve the minute as submitted was duly seconded and passed unanimously.

**Financial Report:** Irv reported from the March, 2014 ending statement there is \$248,204 cash in the operating accounts, \$284,197 in the Reserve accounts for a total cash position of \$532,401. With Other assets of \$16,856 and current Liabilities of \$86,043 Owner Equity stands at \$463,214. Year to date income is \$101,606 with expenses of \$99,019 leaving an YTD budget surplus of \$2586. He concluded by saying the Association is in good financial standing. The Board reviewed AR and discussed bank foreclosures in the Community. It was noted AR continues to come down as we settle open accounts.

**Committee Reports:**

**ARC** – Irv reported there have been no requests since last meeting.

**Landscape** – Andi reported Sago is to start next week and there is no report at this time.

**Pool** – Andi reported the new gate has finally been installed and seems more substantial than the other and is somewhat pleased. She explained to the Membership changing from the keypad to a key was following numerous request to do so and was approved by the Board last meeting. Keys will be made available to residents for replacement of any discarded keys.

**Welcome:** Kathy Sorkin has volunteered to become the Welcoming Committee greeting new residents with a sweet snack, information and answer questions. Bristol will provide new resident information to her.

**Old Business:** Allen reported on the Shady Lakes Buffer zone cleanup saying there is a scheduled walk through of the 16 lots with our contractor to mark all exotic plants to be

removed. Following removal a re-planting schedule will be submitted to the City for approval and new landscape material will be planted.

At this time Andi read from the Governing Documents that the responsibility of removing exotics is the Association's with any damage to the area being the responsibility of the home owner. Following discussion Andi made a **motion** that the Association proceed with the removal of exotics at Association expense. With a second from George the motion passed unanimously. With further discussion of replanting material in this area Andi make another **motion** the Association pay for the needed replanting of the areas and from there forward the home owner will be responsible with the possible exception of removal of exotics. George made a second to the motion which carried unanimously.

Irv mentioned the Annual Appearance Audit was completed and was pleased to announce there were only about half as many violations as last year.

**New Business:** Andi reported on a meeting with Elite Protection Services an ABM Company where she received advice on enhancing security within the Community. She shared her finding with all in the room where open discussion followed concerning security measures.

**Open Forum:** There were comments, suggestions, concerns and questions of the Board and manager from the Membership revolving primarily around security.

**Adjournment:** Meeting was duly adjourned at 8:07 pm.

Respectfully Submitted,

Allen Hunter, LCAM