

Bent Oaks Homes Association

Annual Meeting Minutes April 11, 2017

Opening:

The annual meeting of the Bent Oaks Homes Association was called to order at 7:00pm on April 11th, 2017 at the Liberty Community Center by Eric Bartlett, President.

Agenda Items

- Opening
- Updates from year's activities/events
- Financial Report
- New Business
- Issues from members

Meeting Notes

- Prior year's activities/events
 - Installed security cameras. Slightly over budget at \$6500
 - Planted around the pond.
- Review of 2016 Financials
 - Expenses trended for 2016 similar to prior years
 - Security cameras expense fell under Special Maintenance
- New Business
 - Consider what to do w/ the tennis courts. Maintenance expense every 1-2 years due to cracking of surface.
 - Four (4) years ago we resurfaced the tennis court. Surface has continued to crack each year. The tennis court is built over a spring or unstable ground. Likely unstable/un-compacted ground due to the original plan for this space (originally platted for homes).
 - Quote from 2016 was ~\$7400 to fill cracks, smooth, resurface, and repaint.
 - Estimating a \$3000/yr investment to maintain courts
 - Court can be combined tennis/pickle ball court
 - Removal of tennis courts only (leaving the fence and lights and parking lot) \$10,000; additional \$1000 to remove the fence/lights
 - Suggestion that we consider re-platting to sell as a home lot which would provide funds/reserve for HOA
 - Suggestion to leave tennis court for now and form a special committee to evaluate options for using the HOA land including tennis court, pond and general common areas
 - Motion made and seconded to form a special committee: Passed by majority
 - Rich Baker, Mandy Froelich, Mark Chavez, Kristen Wooldridge volunteered to sit on the committee.

- Special committee should also evaluate fencing & gate (Eric will provide data from last review of this option).
 - Special committee should expand scope to evaluate all common (HOA) property.
 - Special committee will report back to board; Special Assessment will need to be considered to fund.
 - Majority/Plurality of home owners will need to attend to vote/pass a special assessment
 - Target 30 days to provide updates/recommendations from the special committee
 - Fountain in pond continues to fail due to the limited depth of pond (about 1' deep).
 - Seven (7) years ago the city dredged the pond.
 - Option to sell the fountain for ~\$1500 (original cost was \$3000). Could purchase fountain designed for a shallow pond – estimate total of \$1800-\$2000.
 - Question re: cost to dredge pond – estimated cost of >\$15,000
 - Construction and Flintlock runoff likely contributed to the filling of the pond.
 - Option to fill in pond vs. maintaining and landscape
 - Suggestion to wait until committee complete evaluation before selling and replacing the fountain.
 - Tree limbs: City requires trees to be 12 feet from street and 8 feet from sidewalk. We have 2 evergreens that need to be removed. Eric suggested that we have the HOA pay for the trimming of all trees in violation of city ordinance. **Motion was seconded and approved by majority.**
 - Little Shoal Creek: Missouri Department of Natural Resources should be responsible for this creek. Issue w/ erosion and trees falling into the creek.
 - Larry highlighted for new members that we have a website. Notes from annual meetings + other can be posted to the site.
 - Design Review Committee (DRC): Some activity on lots 1-4; progress has been slow. Plans for lots 3-4 (1 house) and 1 house on each of lots 1-2. House on 3-4 will likely build first. Should see construction this year.
 - Reelection of officers; **seconded and approved.**
- **Adjournment:** Meeting was adjourned at 8:25pm by Eric Bartlett, President.

Minutes submitted by:

Mark A. Sullivan, Secretary