

Bent Oaks Homes Association

Annual Meeting Minutes

March 9, 2011

Opening:

The annual meeting of the Bent Oaks Homes Association was called to order at 7:15pm on March 9th, 2011 in the Blue Room at the Liberty Community Center by Eric Bartlett, President.

Agenda Items

- Financial Report – Janie Denning, Treasurer
- Tennis Court
- Landscaping and landscaping services
- Issues from members

Meeting Notes

- Janie Denning, Treasurer, presented the financial reports for BOHA including a four (4) year view of revenue and expenses along with year over year budget analysis. For 2010, we were \$5954 over budget with landscaping, lighting, and irrigation accounting for \$5013 of the variance.
- Eric Bartlett provided a recap of the June 2, 2010 Special Meeting re: the condition of the tennis court and possible corrective actions. Options for addressing tennis court conditions included demolition, demolition with rebuild, and basic crack repair.
 - The estimates for demolition were as follows:
 - Tennis court demolition: \$7400 – limited to tear out of court and basic grading excluding irrigation, sod, and landscaping
 - Parking lot demolition: \$5800
 - Removal of fencing and lights from property: \$500
 - Eric opened the topic for general discussion and members provided the following suggestions/comments:
 - Leave parking lot in place to reduce expense
 - Tear out court and plant garden

- Tear out court and parking lot and replace with extended walking trail and garden
 - The tennis court represents one of the few amenities in the subdivision
 - A motion was made and approved to perform the crack repair with surface painting option (\$2500 quote provided last year by McConnell & Associates). Eric will schedule the repair work on the courts.
 - Bernie Rhodes will look for the keys to the tennis court lights and we will install a combination lockbox for the keys at the tennis court.
- Eric provided feedback to the members on the level of service provided during the past year by Embassy Landscape Group. Members expressed concerns over the declining quality of work performed by Embassy and their lack of proactive communication when issues are identified. Eric presented quotes from two additional companies for landscaping and the decision was made to use the services provided by Patton Lawn Service based on the quality of the landscaping services currently provides to numerous homeowners.
- Other landscaping topics discussed
 - Pin Oak along Liberty Drive needs trimming
 - Some of the maple trees need to be thinned
 - A few potholes in the subdivision need to be addressed. Recommendation to contact the City of Liberty to see if we can push to get these filled.
 - Need to contact a mason to evaluate the marble on the front signage.
- Heaving of sidewalks within the subdivision
 - Eric to send a letter to all homeowners to remind them that they are responsible for the sidewalks on their property
- Several complaints were made by homeowners regarding vehicles parked on the streets and the associated safety issues (difficult for emergency vehicles to pass).
 - Eric to send a letter to all homeowners to remind them of restrictions around parking on the streets and the safety issues created by violating this policy.
- Larry Denning noted that we need to review the current bylaws and covenants to ensure that we either stay in compliance or modify them to meet current needs. Bylaws and covenants to be reviewed by the board and officers during 2011.

Adjournment:

Meeting was adjourned at 8:20pm by Eric Bartlett, President.

Minutes submitted by:

Mark A. Sullivan, Secretary