

Bent Oaks Homes Association

Annual Meeting Minutes
March 27, 2012

Opening:

The annual meeting of the Bent Oaks Homes Association was called to order at 7:00pm on March 27th, 2012 in the Blue Room at the Liberty Community Center by Eric Bartlett, President.

Agenda Items

- Financial Report – Janie Denning, Treasurer
- Tennis Court
- Landscaping
- 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.
 - Noted 2X increase in water expense – need to monitor in 2013.
- Items discussed
 - Dead trees along Liberty Drive
 - Home owners “own” the right of way and are responsible for the trees on their lots.
 - Most trees are on Ferguson’s lots. Eric Bartlett will send him a letter asking him to address.
 - Few dead trees by pond – believe that these are on the easement.
 - Eric Bartlett proposed approaching Ferguson re: planting trees along Bent Oaks Drive open lots.

- General discussion re: erosion on Ferguson's open lots and the desire to not have this negatively impact the appearance at the entrance of subdivision.
- Eric Bartlett will have Mr. Electric repair the fountain.
- Discussion around the condition of the pond
 - Pond adds value
 - Only viable option would be to fill in the pond
 - No motion made re: pond
- Tennis Courts
 - Sealing of cracks held up reasonably well over the year
 - Eric Bartlett discussed bids for addressing drainage but the court is built near a spring.
 - Eric Bartlett made motion to seal and paint courts. Motion was seconded and approved.
 - Eric will schedule painting and sealing
- Mailboxes
 - Suggestion to change color to black (updated look)
 - Suggestion to paint or replace mailboxes.
 - No motion made re: mailboxes
- HOA Dues
 - General discussion around adjusting HOA dues as we look at short and long term projects. No motion made.
- Flintlock Flyover
 - Construction scheduled to start Sept/Oct 2012 with completion in late 2013.
 - Sound studies will be conducted to determine if berm height needs to be addressed.
 - Concern over increased water flow into creek due to construction upstream.

- Gated Community
 - General discussion re: gate and fencing.
 - Does gating increase home value?
 - Need to review legality around both.

Adjournment:

Meeting was adjourned at 8:00pm by Eric Bartlett, President.

Minutes submitted by:

Mark A. Sullivan, Secretary