

Bent Oaks Homes Association

Annual Meeting Minutes
March 26, 2013

Opening:

The annual meeting of the Bent Oaks Homes Association was called to order at 7:10pm on March 26th, 2013 in the Blue Room at the Liberty Community Center by Eric Bartlett, President.

Agenda Items

- Financial Report
- Tennis Court
- Landscaping
- Issues from members

Meeting Notes

- Janie Denning, Treasurer, provided the financial reports for BOHA including a four (4) year view of revenue and expenses along with year over year budget analysis.
 - Water expense increased again YOY due to dry summer
 - 2012 actual expenses were \$7,275 under budget
 - As of 3-22-13 all but two homeowners have paid their HOA dues
- Items discussed
 - Tennis Court seal/painting
 - Courts were not sealed/painted last year as planned due to slow response from vendor.
 - Motion was made and carried to move forward with sealing and painting the courts this spring.
 - Fountain in pond
 - The fountain failed last fall and Dexter Pump Services evaluated the pump and determined that the cost of repair would be greater than replacing the fountain. The estimate for replacing the fountain was ~\$9,000.

- A committee was formed to evaluate options and to secure three (3) additional quotes for replacing the fountain. Their findings will be presented to the HOA officers for review/approval.
- Dead pine trees on open lots:
 - Eric Bartlett will talk to Ferguson about removing the dead pines.
- Private Facebook page for Bent Oaks HOA
 - Eric Bartlett proposed that we create a private Facebook page for our HOA to use as an additional tool for sharing information. Eric will create the page and Residents should search Facebook for “Bent Oaks Homes Association” and ask to join (required since this will be a ‘private’ page).
- Proposal to amend HOA bi-laws to add penalty for late HOA fees.
 - To encourage members of our association to pay annual HOA fees when due and to help offset the expense of collection, it was proposed that we add a penalty for late payment of fees.
 - Eric Bartlett will review the bi-laws and determine the procedure for making this modification.
- Trespassing and Video Surveillance signage
 - We will install two signs in the median near the entrance of the subdivision to warn against trespassing and to notify that video surveillance is in use within Bent Oaks subdivision.
- Fencing and Gating
 - Gary Patton presented details regarding the proposed fencing along the front of the Bent Oaks subdivision. The fencing would provide additional security while enhancing the image of the subdivision. Two quotes were provided for review.
 - Upon completion of the Flintlock flyover, pedestrian and bike traffic in front of the subdivision will increase substantially.
 - The land between the Bent Oaks lots and Liberty Drive is currently owned by the City of Liberty but is currently maintained by Ferguson. The city might be willing to deed this land to the subdivision which would eliminate the need to secure easements for the fencing.
 - The cost of the fencing can be covered through a special assessment.
 - A committee was formed to conduct additional investigation.

- General discussion regarding options for adding gates to Bent Oaks but no plans to pursue this year.
- Liberty Neighborhood Enhancement Grant
 - Liberty provides a neighborhood enhancement grant that we can apply for this year. If awarded, the grant would be used to help offset the expense associated with enhancing the islands/beds on Winding Woods Drive.
- Bent Oaks HOA Officers
 - Tony Philip was elected to replace Mike Reilly as Vice President
 - All other officers were re-elected
 - Eric Bartlett – President
 - Janie Denning - Treasurer
 - Mark Sullivan - Secretary

Adjournment:

Meeting was adjourned at 8:55pm by Eric Bartlett, President.

Minutes submitted by:

Mark A. Sullivan, Secretary