

Bent Oaks Homes Association

Annual Meeting Minutes April 9, 2019

Opening:

The annual meeting of the Bent Oaks Homes Association was called to order at 7:05pm on April 9th, 2019 at Conrad's Restaurant & Alehouse by Eric Bartlett, President. 24 member homes were represented at the meeting.

Agenda Items

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

Meeting Notes

- Prior year's activities/events
 - Removed tennis court and sodded/landscaped the area
 - Rehabilitation of pond
 - Fountain lights added
 - Re-roof gazebo
 - Electrical and irrigation repair incurred
 - Overall project was within 12% of budget coming in around \$63,000
- Review of 2019 Financials
- New Business
 - Due to the ongoing challenges related to delinquent Annual HOA dues and Special Assessment dues from a subset of our homeowners, the process for HOA dues notification and collection will be modified as follows:
 - One (1) notice will be sent to all homeowners 45 days in advance of the due date (January 31 for Annual Dues and July 1 for Special Assessment Dues). No additional notifications will be provided.
 - If a homeowner's dues are not received within ten (10) days following the due date, the outstanding balance will be placed with an attorney for collections.
 - Pond Vegetation: The HOA will contract annually with a company to maintain the pond vegetation.
 - Pond Fountain: We continue to have issues with the pond fountain. The motor was replaced at the end of last season. Continuing to work with the vendor to resolve the issue.
- Issues from members
 - The suggestion was made by Rodney Liber to modify our covenants to allow the temporary parking of boats on a homeowner's property during "boating season," up to 48 hours a week. Because our bylaws require approval from 2/3 of our members to modify

and less than 2/3 were present, Eric suggested anyone supporting this change could work with neighbors to gather the support/votes required. Any such effort must work through the Board of Directors to ensure accuracy of vote counting, etc.

- Brief discussion was had regarding fencing along the frontage and possible sale of the area where the former tennis court was for a home site.
- Reelection of officers: The motion was made and approved for Mandy Froelich to replace Mark Sullivan as Secretary. Other current officers were re-elected for 2019.
- **Adjournment:** Meeting was adjourned at 8:15pm by Eric Bartlett, President.

Minutes submitted by:

Mark A. Sullivan, Secretary