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**THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION
BOARD MEETING
August 26, 2014
MINUTES**

Call to Order

The meeting was called to order at 6:30 p.m. by Judy Ginnis, the president of The Village at Bentley Park Home Owners Association. Judy Ginnis, the president chaired the meeting.

Calling of the Roll

The roll was called and Board members in attendance were: Judy Ginnis, Marlene Nachman, Terrie Robinson, and Carole McClory, establishing a quorum. Proof of notice of meeting was established and is part of these minutes. Vickie McCarty, from Management and Associates was acting secretary.

Unapproved Minutes – It was,

ON MOTION: Duly made by Marlene, seconded by Judy Ginnis and carried unanimously.

RESOLVE: The minutes of the last Board Meeting were approved as submitted.

President's Report

The President introduced the new manager from Management and Associates, Vickie McCarty. Discussion of weekly inspections by the manager, Vickie McCarty. Someone in the community posted flyers about the meeting on USPS mailboxes and this is a federal offense. The President discussed it could have cost the association \$300.00 for each one that was posted at the mail boxes and we hope this does not happen again. We have heard your concerns about the trees and how they are in need of being maintained and we are getting estimates to budget for this in the upcoming months. We are reviewing all contracts in the coming months.

Treasurer's Report Vickie McCarty, from Management gave the Treasurer's Report. It was,

ON MOTION: Duly made by Terrie, seconded by Marlene and carried unanimously.

RESOLVE: To approve the Treasurer's Report as submitted.

Unfinished Business –

Violation Letters- Violation letters are being sent out to owners that are not maintaining their Villas. The first letter is a courtesy letter and you have 30 days to remedy the violation. The second letter gives you 15 days and if not resolved within 15 days the board can abate the violation, repair or replace and bill back to the owner the charge for the repair.

New Business

The Preservation of the Governing Documents – It was,

ON MOTION: Duly made by Judy, seconded by Marlene and carried unanimously.

RESOLVE: To preserve the governing documents for the community.

Amend Leasing Policy and Adopt Approval Process for Tenants

Vickie McCarty from Management and Associates discussed the amendment the Board is attempting to get passed. This will be, an owner has to own their home for two years before they can rent/lease it out and the tenant has to be approved by the board with a background check and credit check.

ON MOTION: Duly made by Judy Ginnis, seconded by Marlene Nachman and carried unanimously. **RESOLVE:** To have a special member's meeting to amend the docs.

2633 Bentley Drive – Trash can around the fence area. This was not approved at the Board meeting, The DRC Form was not completed by the homeowner.

Tag Trees in the Community

We are going to tag trees with numbers, so we are all aware what is the home owners and the association's responsibility. This is in the discussion process.

Owner's Property Line

Please don't plant any plants in the common areas of the community, only within your property line.

Pet Policy

The Pet Policy has not changed, please pick up after your pets and keep them on leash.

Adjournment – It was,

ON MOTION: Duly made by Marlene, seconded by Terrie and carried unanimously.
RESOLVE: To adjourn the meeting at 7:07 P.M.

NEXT MEETING WILL BE OCTOBER 7, 2014 AT 6:30 P.M.

Respectfully submitted by,
Vickie McCarty, Association Manager

Approved by,
Judy Ginnis, President
