

**THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
May 11, 2016**

**Call to Order**

The meeting was called to order at 6:00 p.m. by Judy Ginnis, President of The Village at Bentley Park Home Owners Association who acted as Chairperson. Vickie McCarty, property manager was present and served as recording secretary.

**Calling of the Roll**

The roll was called and other Board members in attendance were: Judith Ginnis, Marlene Nachman, Seless Emanuel and Mallorie Renker, a quorum was established. Proof of notice of meeting was established and is part of these minutes.

**Reading of Minutes of Previous Meetings**

Seless, read the minutes and it was,

**ON MOTION:** Duly made by Seless, seconded by Mallorie and carried unanimously.

**RESOLVE:** To approve the minutes from March 16, 2016, Board Meeting.

**Treasurer's Report**

Seless, read the Treasurer's Report:

Operating Account \$75,022.37

Cash on Hand \$24,476.42

Reserve Accounts \$34,553.14

Accounts Payable are up to date.

Delinquencies as of 4/30/2016 \$42,314.77

**Unfinished Business**

**Ratify Ray Duncan Estimate for 2471 Bentley Drive** – It was,

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

**RESOLVE:** To approve the estimate from Ray Duncan Plumbing for \$6,152.50, and Ray Duncan approved a 3 month payment plan.

**Foreclosure 2369 Bentley Drive** – It was,

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

**RESOLVE:** To proceed with the foreclosure of 2369 Bentley Drive.

**Delinquent Accounts**

Delinquent accounts were discussed and the board would like legal counsel to review these two accounts and advise how to proceed.

2483 Bentley Drive

2395 Bentley Drive

**Dead Tree 2391 Bentley Drive**

Discussed the estimate from Peckerheads Tree Service. The Board tabled this agenda item until the next meeting and would like an additional estimate from Omar.

**Tree Trimming on Common Property**

This agenda item was discussed and starting in June, the board will determine how many trees need to be maintained and who is responsible.

**New Business**

**Adopt a Rule to Clarify Time Frame for Towing Vehicles**

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

**RESOLVE:** To adopt a rule allowing a 24 hour notice to owners before their vehicle is towed or removed from the community. The vehicle will get flagged with a parking slip, advising the owner they have 24 hours to remove or repair their vehicle before it is towed.

**Appoint New Board Member**

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

**RESOLVE:** To appoint Jean Strickland to the Board as a Director filling Pat Riccio's term until 2018.

**Expectations of Board Members**

This agenda item was tabled until the next board meeting.

**Replace Sod at 2471 Bentley Drive**

**ON MOTION:** Duly made by Seless, seconded by Mallorie and carried unanimously.

**RESOLVE:** To approve the estimate from Pro Line Lawn Service, for \$500, to install sod at 2471, and this is approved contingent upon, Pro Line replacing sod at \_\_\_\_\_ inclusive of the \$500.00.

**Bulk Mailer**

This agenda item was tabled until the next board meeting, so the board can review what information they would like to mail out to the membership.

**DRC Approvals**

2423 Paint Exterior

2467 Tree Removal and Plant New Tree

2700 Replace White Fence

**Owner Complaints**

Mr. Joe Rausch, a member discussed, irresponsible pet owners, not picking up after their pets. Angelo Gonzales, asked if it was true, if a board member received violation letters?

**Aquascape Irrigation - Add Another Watering Day**

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

**RESOLVE:** To approve an additional day for the hot spots in the community.

**Adjournment**

With no further business to come before the board it was,

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

**RESOLVE:** To adjourn the meeting at 6:43 PM.

Respectfully submitted by,  
Vickie McCarty, Association Manager

Approved by,  
Judy Ginnis, President

\_\_\_\_\_

\_\_\_\_\_