

The Village @ Bentley Park HOA
Budget Meeting November 3rd, 2022

Budget Meeting called to Order @ 6:00 PM

Proper Notice of meeting – Mailed to h.o.'s and posted on board

Board Members in attendance – Pat, Angelo & Mike

Board Members absent – John & Tommy

Homeowners present – See sign in sheet

Ameri- Tech Rep. – Jenny Kidd

Determination of a quorum – Yes

New Business:

Discussion was had re: the 2023 budget. Board members answered h.o.'s questions in re: to increases in insurance (\$51k), higher water costs due to usage and higher ground maintenance expenses. At a previous budget workshop meeting Jenny suggested a \$100 a month increase. However, after further discussion Mike made a motion to increase dues to \$50 a month. Pat voted no and Angelo voted yes. Motion was denied. A second motion was made by Mike to increase dues to \$45.00 a month. Pat and Angelo approved. Motion carried. Homeowners to be notified of 2023 dues by Jenny.

Meeting adjourned at 6:30PM

Meeting Adjourned @ 6:

Managers' Report –

- A) Discussion had re: document changes due to insurance increases. Further discussion is needed with atty. and insurance agent.
- B) Discussion re: h.o.'s in arrears. Resolutions is that if h.o.'s are three months behind it needs to be turned over to atty. for a pre-lien letter.
- C) Pressure washing of sidewalks/walkways. Jenny got quote for \$2,500. Pat made motion to approve, and all other members approved. Motion carried.
- D) Tree issue @ 2463 Bentley. It is lifting the sidewalk. Jenny got quote of \$2,650. Mike made motion to approve. Pat second all other members approved. Motion carried.
- E) Sprinkler issues. As of 3/22/22 it is stated that everything is working.
- F) Gutter issue @ 2449 Bentley. Warner Tree service backed into gutter, and it needs to be repaired. Mark removed gutter but is unable to put up a new one. Jenny to contact a vendor.
- G) Discussion had re: tree issues and the amount spent for removal and trimming. It was brought up that we need a diagram of all numbered trees. Jenny will start to work on that. In addition, discussion had re: trees and plants that have been planted on community property. Mike made a motion that no trees or plants should be allowed to be planted on

community property. Tommy second and all other members approved.
Motion carried.

DRC Requests:

Below h.o.'s submitted their request to Ameri-Tech. Jenny has DRC forms with diagrams and some with photos.

Motion made to approve the following by Mike. All other members approved **except as noted below.**

2600 - Requests to put up a shed. **Needs to hide shed from view as much as possible i.e.: hedges.**

2625 - Requests to put up a 4-foot fence to enclose trash cans.

2402 - Requests to replace front door. Approved.

2571- Requests to add pavers and screen room. Pavers approved if they are on h.o.'s property. **Screen room denied as the roof must conform with others.**

2487 - Requests to repair their foundation.

2590 - Requests to put in a new window.

Meeting schedule for remainder of 2022 is:

May 24th, July 26th, September 27th, November 22nd (annual & budget)

Meeting adjourned – 7:30 PM