

The Village @ Bentley Park HOA
Board Meeting March 28th, 2023

Board Meeting called to Order @ 6:05 PM

Proper Notice of meeting – Posted on board

Board Members in attendance – Pat, Angelo, Mike, John & Tommy

Board Members absent – None

Ameri- Tech Rep. – Jenny Kidd

Determination of a quorum – Yes

Approval of prior meeting minutes- Yes

Treasurer's Report:

Operating Account - \$20,961.92 Reserve Account - \$94,330.67

Currently there are 5 units at atty for past HOA dues- See aging Report.

ARC Requests:

2443 Bentley – Fence request, Jenny has ARC form. Motion made by Mike to approve/deny. All members approved except Pat as he abstained.

2641 Bentley – Fence request, Jenny has ARC form. Motion made by Mike to approve/deny 6x8 foot fence, approved by all members. Fence for Garbage can on hold for further review.

2427 Bentley – Fence request – Motion made by Mike to approve/deny. All members voted to deny.

President's Report –

1. Discussion was had re: stricter enforcement of community rules.
2. 2700 Bentley – Mike spoke to h.o. and advised him that in order to put in a paver patio a survey is needed. H.O still working on taking down existing fence and cleaning up property.
3. Discussion was had by Mike with John Evans and Mark re: sprinkler issues and fertilization/pest control. He advised them that current conditions are unacceptable. Mike to work more directly with them.
4. Discussion was had re: h.o.'s not using trash cans for their garbage. Jenny to send e mail advising h.o.'s that all trash must be placed in cans and put out no earlier than the evening prior to pick up and removed day of pickup.
5. Discussion was had re: Parking issues. Mike advised that our documents state that the board has the right to make additional rules re: parking. It is not necessary to officially amend our documents in order to do it.
6. Discussion was had re: plumbing issues at 2578, 2625 and 2629. Homeowners were asking for re-imburement as they paid to have the main line repaired due to roots. The main line is HOA's responsibility and proof was presented of the damage. Mike made motion to approve/deny. All board members approved.

Meeting adjourned at 7:24 PM