

**1. Call to order**

President Linda Marshall called the meeting to order at 7:09pm. There were 19 households and 20 proxy votes present for a total of 39] voting units establishing a quorum.

**2. Approval of May 12, 2022 general membership meeting minutes**

Read, submitted and approved.

**3. Approval of meeting agenda**

Presented by Linda Marshall and approved.

**4. Treasurer's report**

Presentation and approval of 2023 Budget by Treasurer Angela Ricke.

2022 income was reviewed. Angela noted actual YTD numbers are slightly under the proposed income budget for this year. The under and over items were discussed.

2022 expenses were reviewed. The under and over items were discussed, most notably water expense was up significantly with the new seed and current drought conditions. The actual YTD expense is below budgeted numbers; however, expectations are that the year will end with a small deficit which can be covered with BTB savings.

Angela presented the 2023 proposed budget pointing out the areas that are expected to increase, most notably landscaping chemicals, irrigation costs and other unknown cost incurred from damage by the upcoming Chipman Road project. The 2023 budget is expected to have a deficit over \$5000. Angela proposed offsetting next year's budget with a small increase of \$20 in BTB Dues and using some of our savings account monies as a buffer.

A discussion ensued over the dues increase proposal. It was noted that there are a few future issues that will need to be addressed that will be somewhat expensive, storm drains, pond erosion and a few other items. It was proposed that the dues be increased by \$50 instead of \$20 to cover the proposed deficit for 2023 and build some reserves to cover future expenses. A motion was made and seconded to proceed with a \$50 increase in dues for 2023 bring annual BTB HOA dues to \$250.

The motion passed with 4 dissenting proxy votes.

**5. New Business**

- A. Linda introduced the new BTB HOA Board Officers, Vice President: V.P. Julie Sellers, and Directors: Clint Pringle, Bryan Rahn and James Herrera and Directors for approval. A motion was made and seconded and passed approving the changes to the board.
  
- B. Linda Marshal provided and update on the upcoming Chipman road widening and the removal and replacement of the one lane bridge. Utility relocations have started. Major gas line relocation is required by Spire and is expected to start soon. The city has finished Right of Way acquisition and roadway construction is scheduled to start spring of 2023.
  
- C. Julie Sellers delivered a review of the repair of the storm drains in west BTB. The city is assuming no responsibility for any repair. The repair and expense will be on us. The cost could potentially be significant, but the city has no requirements that need to be met with the repair as long as the water is directed off the city street which could help remediate the cost some. Other options excluding the use of concrete are being considered. The board will bring a proposal to the Homeowners for approval before any implementation. Currently only one of the five storm drains is in bad shape.

- D. Darlene Bernard provided an update on the new BTB Directory. The last version of the directory cost about \$8 apiece. That cost was offset by local advertisers. This form of advertising has gone out of favor with businesses. The committee is soliciting bids and looking at other form factors, and content that might be excluded from the directory which could help reduce the cost of printing and binding.

## **6. Committee Reports**

- A. Architectural Committee - Presented by Darlene Barnard

There have been several homes that have turned over to new BTB homeowners over the summer. The ARC has been working to ensure that the new homeowners are aware of the BTB covenants, restrictions and bylaws of the development and the need to submit approval forms for improvements. These forms are available on the BTB website and can be submitted to benttreebluffshoa@gmail.com. Questions and requests for any clarification can also be submitted to the BTB email address.

- B. Compliance Committee - Presented by Lynn Canning

The reporting and notification process for compliance issues has been redefined. The notification now takes place in a two-part process with an initial polite notification of the violation delivered with a 30-day window for resolution. If the violation remains after 30 days, a second formal notification of the violation is delivered with another 30-day window for compliance prior to legal action being taken. An enforcement flow chart has been developed which will be added to the BTB web site. The board is currently refining compliance requirements for the neighborhood which is expected to be published soon.

- C. Pool Committee - Presented by Joseph O'Shea

Overall, the pool is in good shape. Upcoming projects for the pool next year include a new Fob reader, a dedicated 911 line instead of incurring the expense of having a landline phone. Pool hours will be the same except in August when the pool will close at 8 o'clock allowing the lifeguards to clean up, close and get picked up before dark. The pool committee is looking into installing a drinking fountain at the pool. The guest pool pass will remain on the honor system. Members of the pool committee will be going door to door to distribute some fobs and will be promoting the need for homeowner signatures for the new amendment to the BTB pool membership restriction. Joseph reviewed revenue versus expenses for the pool; general maintenance should go down some next year, the pool equipment and repair buffers will stay in place, insurance is expected to increase some. Some consideration for a few new trees is being considered along with better access to the water instead of just a ladder. The parking lot gates will eventually be removed when and if repairs are needed as they are never used. Joseph does not expect to see an increase in pools dues for 2023. The pool newsletter and financial report will be forthcoming.

- D. Improvements Committee - Presented by Julie Sellers

A three-hole disc golf course was added in the common area off Overbrook. A new bike rack and another picnic table was also added in Overbrook common area. There has been some damage to some of the equipment, some of which has been repaired. The volleyball net and posts on the High Point loop were damaged beyond repair and will not be replaced at this point.

Plans to better mark the to the BTB common ground areas are progressing and some pink surveyors tape have been put in place marking access points and walking trails in

the west side common grounds. The east side is not as well marked yet and there are fallen trees and overgrowth that need to be addressed. A few trail workdays will be forth coming and all volunteers are welcome. Ways to improve access to the Rock Island Trail continue to be evaluated. Some trails behind a few homeowners on the west side of the development are fairly well developed.

E. Welcome Committee - not present

F. Pond Committee - Presented by Patty Deny as Brian Hubert was not present

Brian is stepping back as chairman and a new volunteer is needed. The water is very low which offers a good opportunity to address some issues. Some of the limestone stones around the ponds that has falling in are more accessible for repositioning now. Some of these are quite heavy and would require a backhoe to reposition. The spillways from each pond are in bad shape and require attention. Way to fix the cracks and erosion were discussed. A pond review day was set up for October 21<sup>st</sup> to determine what materials need to be procured to start repairs. A workday will be set for November 5<sup>th</sup> to start the work. An email blast will be sent out and volunteers are needed. Some money needs to be set aside and earmarked for some of these repairs in the future.

G. Garage Sale Committee - not present

H. Social Committee - Presented by Alyssa Reyland

Several activities and events were scheduled this summer. Three food trucks were set up in the neighborhood and turnout was good. Plans are to increase these types of events for next year now that we have some experience with it. The Summer Bash Block Party featured Embrace the Grape with beer, wine, and other drinks, Polar Oasis with cream, iced coffee drinks, and snow cones., a bounce house, face painting, yard games and other kid's activities and lawn games was a big hit. The Fall Chiefs Tailgate is set for next Sunday at the High Point loop circle. All are welcome. Plans for a Holiday event are also in the works.

I. Grounds Committee - Presented by Darlene Barnard as Kim Naylor was not present

Kim Naylor is stepping down at the end of this year as the committee chairwomen. Darlene will be taking her place. The decorations the BTB uses at the entrances will need to find another place for storage as the Naylor's will be selling their house next year which is where they are currently stored. The board is working to compile a list of the work encompassed by this committee from Kim as it is extensive.

## **8. Round table discussion**

A. Surveillance cameras were discussed being deployed at the entrances and on some common areas. While cameras do not help significantly with law enforcement, cameras (even fake cameras) and signage are a good deterrent. The formation of a neighborhood watch was briefly discussed without much traction. The board will investigate executing these ideas.

## **9. Motion to adjourn**

A motion was made and approved to adjourn the meeting at 8:54pm.

Submitted,  
Fred Canning  
Secretary, Bent Tree Bluffs HOA