

**Bent Tree Bluffs Association**  
**Membership Meeting 10/3/2019**  
**Meeting Minutes**

Bruce Trammell presided. 32 Voting Members attending

**Minutes of 4/4/2019 Meeting** The minutes from the April 4, 2019 Membership Meeting were presented and approved.

**Agenda:** The agenda was presented and approved

**Treasurer's Report (Jennifer Campbell):** As of Sept 30, in 2019 we had a total revenue of \$57,497.32 and total expenses of \$40,870.73 There were expected Q4 expenses and additional budgeted items not yet expensed.

Q4 Expenses	\$12,000
Trees	\$9,000
Spillway repairs	\$20,000
Property Taxes	\$12,000 ( pending outcome of appeal )

Total additional budgeted expenses of \$53,000.

There was discussion on remaining expenses primarily on the property tax issue and the current status of the appeals process.

We are forecasting to have approximately \$ 19,000 in the bank at the end of the year. The 2020 budget was approved at the end of the meeting, after all of the HOA needs were discussed.

**New Business:**

- **Property Taxes**
  - Discussion on the mislabeled parcels causing taxes to be improperly assessed as over \$12,000.
  - Discussion regarding the appeals process and current status
  - Several homeowners shared that their taxes were increased significantly and have filed appeals as well.
  - Discussion regarding previous years and property taxes possibly paid in the past that should have been exempt.
  - Discussion regarding possibly receiving a refund for previous years ( ~\$350.00 per year )

- **Lower Pond Repairs**
  - Repairs to the lower spillways has started and is expected to be complete in the next week.
  - Board approved additional work to other side of lower spillway due to additional issues that were discovered during repairs
- **Tree treatment and replacement**
  - There was discussion of current and possible future necessary tree repairs including trees that will have to be removed and saving what trees are possible
  - 9 Ash trees need to be removed
  - 10 trees have been treated hoping to minimize loss of future trees
  - Several trees are being trimmed
- **Treasurer position**
  - An opening on the board for the position of Treasurer was discussed
  - Jennifer Campbell and Patty Denny have offered to help a new candidate.
  - Due to the nature of the position and the large amount of work involved it was discussed about using an outside paid provider for many of the treasurer duties.
  - The estimated cost for an outside provider from past quotes was between \$38 and \$50 annually per household.

#### **Committee Reports:**

- **Architectural Committee (Darlene Barnard):** There has been lots of new work, repairs and updating throughout the neighborhood this year. A reminder was given to all residents to submit all work.
- **Compliance Committee (Larry Laubach):** There have been few issues. There is only one outstanding issue. Since the repairs are fairly expensive, the committee is working with the homeowner. Bruce has received several calls regarding barking dogs. There was discussion about mentioning the issue in the newsletter however it is a city ordinance issue and not an HOA issue.
  - An opening on the compliance committee was discussed and opened to volunteers.
- **Pool Committee (Larry Reed):** The pool committee reported that the work on the pool has already started and apologized for the noise and dust created by the work. The

work that is being completed included replacement of the edge and coping tile and is expected to be completed in the next couple weeks. It was also reported that there are additional planned enhancements for next year including key fob access. Angie Leonard reported the financials. All but one member lot paid dues for 2019 (foreclosed home). The BTB pool current balance is \$65,261.41 and there are expected of \$14,000 is budgeted for repairs, \$4,000.00 for key fob system.

- The special assessment is ending this year.
  - The utilities were significantly higher this year, including one month gas bill of \$540.00 The committee is going to check with the gas company and also the heaters which may soon need to be replaced.
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- **Neighborhood Enhancement Committee: ( Sam Mahlstadt )** Due to the uncertainty in the budget primarily due to the taxes it was decided to revisit enhancements in the spring.
  
  - **Welcome Committee:** There was not a member of the welcome committee present. Darlene reported that there were 9 new families this year that she is aware of and two more homes are closing soon.
  
  - **Pond Committee:** The spillway repairs are underway. The weather helped this year with treatment and issues with the ponds.
  
  - **Garage Sale Committee:** No members present
  
  - **Social Committee:** No members present

## Round Table

## Minutes by Bryan Rahn