

**Bentley Woods Subdivision
Board of Director's Meeting Minutes
May 18, 2011 @ 6:30 pm -964 Wellington**

Directors Present: Mark Stein, Dorothy Talkington, Diane Thilmony, Susan Weidner, Renee Killiri, Jack McKay

Also present: Kevin Marrs and Kyle Nesbitt from LPI

Call To Order: Renee called the meeting to order at 6:30pm.

Board Business

Approval of Minutes

- Mark Moved to approve the March 10th meeting minutes as presented. Diane 2nd the motion. The minutes were approved unanimously.

Business at Hand

Financials

- Kevin presented that there was a little over \$28,000 in the operating account at the end of April with just over 44,000 in Reserves with about \$72,000 in total Liquid with about \$12,900 of that in AR dues owed. The firm has just set up the financials, and will ensure that all accounts have been accounted for as it was noted that we may be short of a deposit or one of the account moves. Kevin will investigate and report back.

Report of Officers

- When the AR was reviewed the board discussed that the account that owes the most in the community was put on a payment arrangement at some point a few years ago and made the first payment then stopped paying altogether from that point until now. It was discussed that the community should move forward in an effort to get the monies owed off the street.

Bladerunner Discussion

- Travis from Bladerunner was present to discuss his crew's unknown use of the water in the community to replenish their own supply, something not in the contract. Travis volunteered and agreed to pay 100 dollars for the water used. He also commented on the sod dying at the entrances, convinced that it was being vandalized due to the attention it receives and the speed at which it deteriorates. The condition of the new jasmine was discussed as some were dying and or dead. Travis said that there was some problem getting them to take in some areas and that he would replace the dead ones and take extra care of them to get the whole planted area to prosper. The last suggestion from Travis was to contact the county to "Hydroseed" the area surrounding the lake for getting the grass to root well, and

that the county should do it free of charge. This LPI will research and set into motion if possible.

Approval of Fountain Project

– Kevin reported that Progress Energy will be able to run the power from the transformer to the lake near where the pump equipment and electrical would need to be. Jack Moved to approve the electrical work for the pump at \$3500 dollars. Mark 2nd the motion. The Motion was approved unanimously.

Approval of Planter Improvements

– Jack moved to award A1A general contractors the contract for the Construction of the entrance planter. March 10th meeting minutes as presented. Mark 2nd the motion. The Motion was approved unanimously.

Approval of Signature on checks being restructured

– Dorothy Moved to make only one (1) signature be necessary on checks for bill payment. Jack 2nd the motion. The Motion was approved unanimously.

Discussion of Possible Rules Amendment:

– Kevin noted that there was only 1 parable in the current Declaration that could even remotely help with requiring residents to maintain their lawn and possibly remove mildew from the home and driveway areas. It was noted that board's can "define" rules that are already recorded, but cannot just make new ones, or amend without owner approval. As such, Kevin is having counsel look at the parables to see what "definition" can be used based on current recordings. Renee Killiri's brother, Shane Boutty, Attorney, was present and noted agreement as well. The community's goal is simply to have some stance on resident's maintaining the homes a little better overall. LPI will report back shortly when obtaining a stance from counsel.

General Comments and Discussion

It was asked of LPI if they could have an auto-redirect from their current website- bentleywoods.org to LPI's website so they can keep the name of the community the same as the website for those individuals who may get some confusion from a change of the web address. LPI will check to see if they can do such a thing from their IT tech. Also the architectural committee is the ACC in Bentley, not the ARC. The item was noted by LPI.

Adjournment

With no other business at hand, Mark moved to adjourn the meeting at 8:15pm, Renee 2nd the motion. The motion carried unanimously.