**Bentley Woods Subdivision**

***Board of Directors Meeting***

***October 12, 2011 at 6:30 PM at 964 Wellington (Killiri)***

**Directors Present: Renee Killiri, Jack McKay, Mark Stein, Eric Ferrell, Dorothy Talkington, Diane Thilmony, and Sue Wiedner. Also present: Kevin Marrs of LPI**

**Minutes**

**Call To Order:** Renee called the meeting to order at 6:32 PM.

**Approval of previous minutes (August):** Renee moved to approve the minutes of August 2011. Jack seconded and the motion carried unanimously.

**Financial Report** : Kevin noted that there was $66,715 total cash on hand as of September close. Additionally, other than the improvement projects’, the budget is in line and things were running along well. Renee noted that there may be an outstanding payment left to go to the electrician on the fountain job. There was discussion of a Budget Meeting adoption date. The budget adoption meeting will be held on November 16, 2011 at 6:30 at 964 Wellington. The dues mailing for January was also discussed and it was decided that the 2012 Dues Notification will go out as just a notice with a coupon at the bottom, versus an actual coupon book.

There was discussion about the current collections cases of those who have not paid dues or are maintaining a balance. It was noted that we appear to have “2” foreclosures, “7’ liens to place (that have previously had Notice of Intent to Liens sent), and “1” case to add that was thought to be in foreclosure, but no further action has taken place against the home by the bank, so the community will proceed and add that home to the action list. It was noted that the attorney had assisted the community to collect roughly half the actions sent to them already.

**Report of Officers**: Renee noted that along with the budget meeting notice, we should send an additional flyer noting items such as the garage sale, projects completed, and the website information. It was determined that the garage sale will be November 4th and 5th, from 8am to 2pm.

No other reports at this time.

**Old Business:**

Landscape installation progress (Eastwood Turf): It was noted that the contract to install plant material in the new planters and complete the landscape project was given to Eastwood Turf, and was approved via unanimous written communication (Action without a meeting form). As such, Diane moved to provide formal retroactive approval for the project for the minutes. Eric seconded and the item carried unanimously.

**New Business:**

**Update for Attorney letters for collection:** Done under Financial Report above.

**Compliance issue updates**: It was noted that there were several letters from counsel for various storage issues such as boats stored, jet ski stored, and trailers stored in view, and an improper awning. It was noted that the trailers were gone, and the jet ski has been gone most of the time, but appears to possibly be violating the rule from time to time. LPI was asked to obtain costs for mediation actions against the homes still refusing to comply.

**Updating bentleywoods.org website**: Kevin noted that the firm is slowly updating the site to give it different looks, as well as beginning to load other items of interest.

**Discuss possibility of moving the signs on the wall:** There was discussion of moving the signs at the Lake Jessup entry up a bit to keep them above the new foliage. Concern was expressed by several board members as to the signage possibly falling apart when being attempted. After discussion throughout, Renee moved to table the sign relocation at this time. Jack seconded the item and the motion carried unanimously.

**Community yard sale Nov 4-5th**: Date was set, and the notice of the meeting will go in the information bulletin going out with the budget meeting mailing.

**New landscape vendor underway**: Kevin noted that the new company was doing well overall. Kevin will work to get the new company to keep the lake areas better detailed than in the past.

**Well proposal (possibly approve 1 at a time)** : Kevin noted that the larger system was at the pine entrance, and a bid was received for the well project. Kevin noted that the vendor can attempt to drill the well, and if 25 gallons per minute are obtained, then the project can move forward. If not, we would be out less than $100 for any permits the company pulls to perform the work. After discussion, Mark moved to have the vendor attempt the project. Jack seconded and the motion carried unanimously. Kevin (LPI) will contact the owner on the corner to let them know what will transpire regarding the well, and make sure they are ok or at least know.

**Any Other Business:**

1. Anything the Board may desire to bring up: Holiday decorations were discussed and volunteers sought. Renee currently has the decorations stored, and asked for any volunteers for setting up the holiday decorations. Eric noted he would volunteer for the project. The ARC will assist as a group overall.

**Adjournment:** With no other business at hand, Renee moved to adjourn the meeting. Dorothy seconded and the meeting was adjourned at 7:51 PM.

Respectfully Submitted,