

**Minutes-February 18, 2016**

**Bent Tree Property Owner's Association  
BTPOA MEMBERS BUDGET MEETING-2016**

**Quorum Not Established with 6 Homeowners Present.**

**Attendees:**

**Board:** Greg Davis, President; Matt Dunston, Director; Deb Guillan Secretary

**Call to Order:** Meeting called to order at 6:37 P.M.

Minutes from the Annual September BTPOA Meeting cannot be approved due to lack of quorum. Approval tabled until Sept. Annual Meeting.

**Financial Report-**Greg Davis presented the 2016 Budget, the 2016 Balance Sheet and explanation of Line Item usage and The Reserve Study. Greg detailed the budget increase to include the development of a wider trail on the Roller Coaster side & the short distance to upper Colonial Park Drive. Also, the cost of improving our Community Website.

**Committee Reports;**

**Architectural Control Committee:** Matt indicated that one new home is being built and soon to be completed. One homeowner has installed Solar Panels. Matt appreciates the homeowners requesting input from his committee on home colors, improvements and tree cutting plans.

**Covenant Control-**No Report

**Water Committee Report:** Matt presented. The annual water report went to the state in a timely manner. Matt reports he would like to simplify the cards for easier homeowner response. Hopefully include this on the new website, for homeowners to log in and report their usage at their address.

**Meeting Schedule:** Annual Homeowners Meeting September 17, 2016., Board Meetings: Third Tuesday of each Month, 6:30 P.M., Monument Sanitation District board Room, 130 Second Street, Monument. Board Meetings: Third Tuesday of each Month, 6:30 P.M.

A Motion to adjourn was made by Al Thaut. A second made by Matt Dunston. Unanimous Approval.

**Deb Guillan, Secretary BTPOA**