

**Bent Tree Property Owners' Association  
Board of Directors' Meeting Minutes  
TUESDAY, January 17, 2017  
Monument Sanitation District Office, 130 2<sup>nd</sup> St., Monument**

**Members Present: Greg Davis, Matt Dunston, Paul Baker**  
**Meeting commenced at 6:54 p.m.**

- 1) **Approval of the agenda**  
**Motion to approve the agenda by Paul, seconded by Matt, unanimously approved.**
- 2) **Excuse absences, if any**  
**Mark Weidner, Chris Mettes**
- 3) **Resident remarks, if any, on topics not on the agenda**  
**Resident Steve Fuhrman expressed concern about a covenant compliance issue regarding one property.**
- 4) **ACC Report**  
**Report by Matt. No activity for the month**
- 5) **Steve Fuhrman presented a letter and recommendation to the board for recommendations for getting information on renters and disseminating information to renters:** There are possibly 31 lots with 27 owners using non-Bent Tree addresses. The board reviewed letters by Chuck Loeffler to be sent out. **Motion to approve the three letters by Matt, seconded by Greg, unanimously approved.**
- 6) **Discussed contacting owners who currently receive annual meeting documents via mail to encourage them to switch to email delivery:** Sample email was reviewed, discussed and approved by board.
- 7) **Discussed budget for 2017, and donation to Friends of Black Forest:** Line item changes were made to the proposed budget with a reserve item placed in the budget for a donation to Friends of Black Forest.
- 8) **Discussed Scottswood entrance monument maintenance/remodeling:** It was agreed to met with a landscape contractor in the spring to reduce the size of the gravel area and add additional rock features.
- 9) **News on NEPCO meeting:** Matt read Chris Mettes notes from the January 7<sup>th</sup> NEPCO meeting.
- 10) **Committee Reports, if any**
  - a) **Beautification, Trails & Roads:** Paul Baker, Chair  
**Paul visited all of the entrance monuments and most of the trail sections and shared his written recommendations for improvements.**
  - b) **Communications, Directory & Web Site:** Greg Davis, Chair  
**No report.**
  - c) **Covenant Compliance:** Mark Weidner, Chair  
**No Report.**
  - d) **Engineering & Water Augmentation:** Matt Dunston, Chair  
**Report by Matt. Water use report was submitted at the end of November.**
  - e) **Forest Management:** Mark Weidner, Chair  
**No comments.**

- f) **Neighborhood Watch:** BOD Liaison Paul Baker – Herb Wetzel, Chair  
**No comments.**
- g) **Welcoming:** BOD Liaison Greg Davis – Chuck Loeffler, Chair  
**Greg read the written report from Chuck detailing new resident visits.**
- 11) **Review/approve prior board meeting minutes, if available**  
**To approve minutes next month.**
- 12) **Treasurer’s Report**
  - a) **Current Financial Report**  
**Financial update distributed by Matt.**
  - b) **Review/approve reimbursements and other bills, if any**  
**Motion to approve financial update and pay outstanding bills by Greg, seconded by Matt, unanimously approved.**
- 13) **Future Meeting Schedule:**
  - a) **Regular board meetings (3<sup>rd</sup> TUESDAY, 6:30 pm, Monument Sanitation District):** *Feb 21<sup>st</sup>, Mar 20<sup>th</sup>, April 17<sup>th</sup>, May 15<sup>th</sup>, June 19<sup>th</sup>*  
**Note date changes: Board meetings Dec 20<sup>th</sup>, Jan 17<sup>th</sup>, Feb 14<sup>th</sup> (before annual budget meeting), Mar 21<sup>st</sup>, Apr 18<sup>th</sup>, May 16<sup>th</sup>, Jun 20<sup>th</sup>.**
  - b) **Annual Budget meeting** – Thursday, February 23, 2017 at the Woodmoor Barn.  
**BTPOA Annual Budget Meeting to be Thursday February 23<sup>rd</sup>. Announcements to be sent out to all BTPOA members.**
- 14) **Review to make sure annual dues billing is sent out by 12/10/16**  
**Working with Marla to send out dues billing. Using email notices as much as possible to save on office and USPS costs.**
- 15) **Any other business**  
**None.**
- 16) **Summary of action items**  
**None.**
- 17) **Adjournment**  
**Meeting was adjourned at 9:26 p.m. by Greg.**

**Minutes prepared by Paul Baker February 3, 2017.**