

Bent Tree Property Owners' Association
Board of Directors' Meeting Minutes
TUESDAY, December 12, 2017
Monument Sanitation District Office, 130 2nd St., Monument
Commence Meeting at 6:30 p.m.

Members Present: Greg Davis, Mark Weidner, Matt Dunston, Paul Baker, Eric Hammersley

Meeting commenced at 6:50pm.

- 1) Approval of the agenda**
Motion to approve agenda by Paul, seconded by Greg. Approved.
- 2) Excuse absences, if any**
None
- 3) Resident remarks, if any, on topics not on the agenda**
A resident expressed concerns around a non-tributary well pump that we use within the community to meet our Augmentation Plan requirements. The resident was concern about the time it took to pump, life of the equipment, and water levels. Matt provided insight into the pump, process, and current augmentation plan and activities.
- 4) ACC Report**
Matt – New home building plans submitted for Lot 196. Committee is working with the builder on a couple of concerns around the plans as drawn. All other new home construction projects in the neighborhood are progressing normally.
- 5) Committee Reports, if any**
 - a) Beautification, Trails & Roads:** Paul Baker, Chair
Paul – Trail work approved at the previous board meeting along Rollercoaster and Higby was completed.
 - b) Communications, Directory & Web Site:** Eric Hammersley, Chair
Review annual hosting contract options
Eric – New website design is progressing. Currently moving data from the old site over to the new one.
 - c) Covenant Compliance:** Mark Weidner, Chair
Review actions taken as a result of prior month's hearing
Mark – Discussed one resident complaint. Mark will be contacting the property owners to discuss further.
 - d) Engineering & Water Augmentation:** Matt Dunston, Chair
Matt – Nothing to report.
 - e) Forest Management:** Mark Weidner, Chair
Mark – Nothing to report.
 - f) Neighborhood Watch:** BOD Liaison Paul Baker – Herb Wetzels, Chair
Paul – Nothing to report.
 - g) Welcoming:** Matt Dunston, Chair
Matt – Nothing to report.
- 6) Review/approve prior board meeting minutes, if available**
Motion to approve prior board meeting minutes by Greg, seconded by Matt. Prior board meeting minutes were approved.
- 7) Treasurer's Report**

- a) **Current Financial Report**
Matt – Report to be reviewed by the board via email.
- b) **Discuss adding excess income to reserves**
Matt / Mark to consult with accountant on path forward with reserves.
- c) **Review/approve reimbursements and other bills, if any**
Motion to approve outstanding invoices was made by Paul, seconded by Mark. Board approved payment of outstanding invoices presented at the meeting.

8) Future Meeting Schedule:

- a) **Regular board meetings (3rd TUESDAY, 6:30 pm, Monument Sanitation District):**
January 9th, February 13th, March 13th and April 10th.
- b) **Annual budget meeting:** *February 15th*

9) Any other business

Extra Bent Tree Logo plate located. Board to make contact to obtain to use on future monument repairs.

10) Adjournment

Motion to adjourn make by Greg, seconded by Mark. Board meeting adjourned at 8:23pm.