

**Bent Tree Property Owners' Association  
Board of Directors' Meeting DRAFT Agenda  
TUESDAY, July 18, 2017  
Monument Sanitation District Office, 130 2<sup>nd</sup> St., Monument**

**Members Present: Greg Davis, Mark Weidner, Matt Dunston, Paul Baker, Chris Mettes.  
Meeting commenced at 6:33 p.m.**

- 1) Approval of the agenda**  
Motion to approve agenda by Matt, seconded by Paul, unanimously approved.
- 2) Excuse absences, if any**  
All board members present.
- 3) Resident remarks, if any, on topics not on the agenda**  
Resident near the fire station had comments about fan noise coming from the station. The fire station is seeking bids for a muffler system to quiet any noise. This resident also had general comments about code enforcement concerning dogs off leash, cars, boats, and motorhomes parked outside, and brush piles not being removed. Another resident discussed the progress of a proposed "All Bent Tree" block party. An ad-hoc committee is still looking for an acceptable location.
- 4) Discuss request for 2 chickens and chicken coop to be permitted in Bent Tree until Fall 2018 related to a school project**  
One resident described his desire to build a chicken coop outside for a period of one year. Another resident did not want the chicken coop in his neighborhood and requested that the temporary authorization not be approved. The board voted to not allow the proposed chicken coop that would be in violation of the covenants.
- 5) New website development**  
No report.
- 6) Discuss how to do Covenant enforcement in a safe, yet effective manner**  
Suggestion that in some cases covenant compliance be addressed via mail or email. Need to be more aggressive on second and third letters to residents who are not responding to covenant compliance issues.
- 7) ACC Report**  
Matt discussed activities including fences, reroofs, and tree cutting concerns.
- 8) Committee Reports, if any**
  - a) Beautification, Trails & Roads:** Paul Baker, Chair  
Dead trees removed at Colonial Park and Viscount entrances by board members.  
Landscaping at Scottswood & Hwy 105 complete.
  - b) Communications, Directory & Web Site:** Greg Davis, Chair  
No report.
  - c) Covenant Compliance:** Mark Weidner, Chair  
Discussion of sending out a general email to remind residents of covenant compliance concerns.
  - d) Engineering & Water Augmentation:** Matt Dunston, Chair  
Yellow water cards going out before the end of summer.

- e) **Forest Management:** Mark Weidner, Chair  
Majority of resident contacts have been made concerning Tree Survey. All contacts will be completed before the end of summer. Discussion of BTPOA sponsored slash chipping service similar to that done in Higby Estates.
  - f) **Neighborhood Watch:** BOD Liaison Paul Baker – Herb Wetzel, Chair  
No report.
  - g) **Welcoming:** BOD Liaison Greg Davis – Chuck Loeffler, Chair  
Read Chuck’s email report of monthly activities.
- 9) **Review/approve prior board meeting minutes, if available**  
Motion to approve minutes from June by Mark, seconded by Greg, unanimously approved.
- 10) **Treasurer’s Report**
- a) **Current Financial Report**  
Matt distributed the financial update to the board for review.
  - b) **Review/approve reimbursements and other bills, if any**  
Motion to approve financial update and pay outstanding bills by Greg, seconded by Mark, unanimously approved.
- 11) **Future Meeting Schedule:**
- a) **Regular board meetings (3<sup>rd</sup> TUESDAY, 6:30 pm, Monument Sanitation District):**  
*August 15<sup>th</sup>, September 12<sup>th</sup>*  
September board meeting moved to September 12<sup>th</sup> to accommodate annual member meeting on September 14<sup>th</sup>.
- 12) **Any other business**  
None
- 13) **Adjournment**  
Meeting was adjourned at 9:00pm by Greg.
-