



Bent Tree Property Owners' Association, Inc.

P.O. Box 2631

Monument, Colorado 80132-2631

www.btpoa.net

2018 Annual Meeting Minutes **Thursday, September 13th, 2018**

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

Minutes approved by the Board of Directors, due to no quorum met at Annual 2019 Budget Meeting, during the March 2019 Board Meeting.

1) Determination of Quorum

Quorum was met with 47 lots represented.

2) Call to Order, Introductions, Conduct of the Meeting

Meeting called to order at 6:43pm.

3) Approval of the Agenda and Acceptance of the Election Officials

Motion was made to approve the agenda by Stuart Klein, seconded by Elizabeth Woish. Motion carried.

4) Review/Approve September 14th, 2017 Annual Meeting Minutes

Motion was made to approve the September 14th, 2017 Annual Meeting Minutes by Steve Fuhrmann, seconded by Mark Woish. Motion carried.

5) Review/Approve February 15th, 2018 Budget Meeting Minutes

Motion was made to approve the February 15th, 2018 Budget Meeting minutes by Stuart Klein, seconded by Bob Hostetler. Motion carried.

6) ACC Election to Fill One Position

Fill one 3-year position previously occupied by Matt Dunston.

Matt Dunston stated he was willing to run again, and he was unopposed. Vote held and Matt Dunston was approved and re-elected to his ACC position for a 3-year term.

7) Board of Director Election to Fill Two Positions

Fill two 3-year positions currently occupied by Mark Weidner and Eric Hammersley.

Both Mark Weidner and Eric Hammersley stated they were willing to run again, and both were unopposed. Vote held for Mark Weidner, and he was approved and re-elected to his board position for a 3-year term. Vote held for Eric Hammersley, and he was approved as re-elected to his board position for a 3-year term.

8) ACC Report

Matt Dunston – Matt explained the purpose of the ACC for any new members present and fielded several questions from residents around what review and approval of items presented to the ACC.

9) Committee Reports

a) Beautification and Trails

Paul Baker – Paul explained the Beautification and Trails committee purpose and current / future work being done by his committee. He outlined the 2018 improvement work that was done to the existing trail system.

b) Covenant Compliance

Mark Weidner – Mark explained the purpose of the Covenant Compliance committee and its importance to the Bent Tree community. Mark also covered some common issues seen in the community over 2018.

c) Forest Management / Wildfire Mitigation

Mark Weidner – Mark covered the efforts of the Forest Management and Wildfire Mitigation committee and its extreme importance to the safety of the Bent Tree community. Mark also took a few moments to explain the concept of “ladder fuel” to new residents and encouraged all to contact him should any questions arise around wildfire mitigation.

d) Neighborhood Watch / Crime Prevention

Herb Wetzel – Herb explained the Neighborhood Watch and Crime Prevention committee and discussed various activities over the past year. Informed the residents of what to look for with respect to illegal grow houses, since their existence in neighborhood’s like Bent Tree are on the rise.

e) Water Augmentation

Matt Dunston – Matt explained what Water Augmentation means and its importance to the Bent Tree residents. Compliance, state water board, and annual reporting were highlighted as critical activities that the Water Augmentation committee handles for Bent Tree on an ongoing basis.

10) Meeting Schedule

- a) Annual Budget Meeting Date: Thursday February 21st, 2019 at 6:30pm (“on or about February 21st and subject to change depending upon venue availability”)
- b) Board Meetings: Second Tuesday of each month, 6:30pm, at the Monument Sanitation District board room, 130 Second Street, Monument.

11) Any Other Business

Residents posed various questions and comments including trash / litter, posted speed limit enforcement of 25 MPH in neighborhood and danger to pedestrians, increased number of cigarette butts being thrown out or disposed of on the road (fire risk) and proper Boat/Camper/Car storage in or around the property.

12) Discuss Possible Covenant Changes

Proposed change in language will be emailed as soon as it is received from the association attorney. Draft language changes will be distributed at the annual meeting.

Greg Davis – Greg explained the process of covenant changes, the voting requirements, and the requirements from each filing. This included the topics of special ballots, quorums for each filing, and the pros/cons of merging all filings into a single set of covenants.

A voice vote was held to determine interest of those in attendance of combining all filings into a single set of covenants. Those in attendance voted, overwhelmingly yes; they see the benefits and would like to pursue this endeavor. Note that this vote was only to gauge interest, it did not carry any weight in terms of changes to covenants or their content.

Greg Davis / Matt Dunston – Greg and Matt covered the proposed changes necessary to combine all filings into a single document. Resident questions / comments were fielded on the topic.

CCOIA – The topic around our inclusion in CCOIA, and the pros/cons of remaining or dissolving our participation in it were discussed. A voice vote was held and those in attendance were an

overwhelmingly yes to dissolve our participation under CCOIA. Note that this vote was only to gauge interest and agreement with those present on a course of action and did not carry any weight in actually making any changes to the covenants.

Nuisance – This change revolved mostly around ways in our covenants to help prevent or seriously limit illegal activities such as grow houses at residences within Bent Tree. The conversation and comments from those in attendance were divided between following Federal or State laws in this regard. The association attorney was not in attendance, so comments were collected and will be forward for further information.

Rental – This change involves the short-term rental of a property within Bent Tree where the home owner does not actually reside in the residence. A voice vote was held and those in attendance were an overwhelmingly yes to this limitation to short-term resident rental when no home owner is present on the property. Note that this vote was only to gauge interest and agreement with those present on a course of action and did not carry any weight in actually making any changes to the covenants.

Single Family Occupancy – All in attendance agreed the draft language from the association attorney was too restrictive. The overall intent of this change is to ensure that properties within Bent Tree are used as residences for families, and not for group home or assisted living type facilities. Comments were collected will be forwarded to the association attorney.

Parking – This change involved slightly loosening the covenants around parking on Bent Tree properties of working, operational, and properly licensed vehicles. It did not include and was not intended to address boats, campers, or inoperable vehicles. This change would align us more with surrounding communities and their restrictions on parking in driveways of operational, in use, and properly licensed vehicles. A voice vote was held and a majority of those in attendance voted yes; they see the benefits and would like to pursue this endeavor. Note that this vote was only to gauge interest and agreement with those present on a course of action and did not carry any weight in actually making any changes to the covenants.

13) Adjourn

Meeting was adjourned at 9:05pm.

14) A brief board meeting will be held following the annual meeting.

Due to time restrictions of the venue in use, and no change in the board membership, this brief board meeting did not take place.