

**Bent Tree Property Owners' Association**  
**Board of Directors' Meeting DRAFT Agenda**  
**Tuesday, March 12<sup>th</sup>, 2019**  
**Monument Sanitation District Office, 130 2<sup>nd</sup> St., Monument**  
***Commence Meeting at 6:30 p.m.***

Members Present: Greg Davis, Matt Dunston, Mark Weidner, Eric Hammersley  
Meeting commenced at 6:28pm

- 1) **Approval of the agenda**  
Approved
- 2) **Excuse absences, if any**  
Paul Baker
- 3) **Resident remarks, if any, on topics not on the agenda**  
None
- 4) **Change Escrow Fee**  
Discussed changing the escrow fee charged to title companies during home sale transitions to one more in line with regional averages. Motion made to increase the escrow fee to \$150 made by Matt, seconded by Greg. Approved.
- 5) **ACC Report**  
Committee met last Wednesday, approved new gates, awing and an amendment to a previously approved structure.
- 6) **Committee Reports, if any**
  - a) **Beautification, Trails & Roads:** Paul Baker, Chair  
Nothing to report.
  - b) **Communications, Directory & Web Site:** Eric Hammersley, Chair  
Nothing to report.
  - c) **Covenant Compliance:** Mark Weidner, Chair  
First draft from covenant working group is available and the group will review it at their next scheduled meeting. Within the next two weeks the group's plan is to have a draft available for a larger audience. Discussed emails from residents.
  - d) **Engineering & Water Augmentation:** Matt Dunston, Chair  
All water reporting for 2018 cycle is complete.
  - e) **Forest Management:** Mark Weidner, Chair  
Nothing to report.
  - f) **Neighborhood Watch:** BOD Liaison Paul Baker – Herb Wetzler, Chair  
Nothing to report.
  - g) **Welcoming:** Matt Dunston, Chair  
Discussed homes currently for sale in the neighborhood.
- 7) **Review/approve prior board meeting minutes**  
November 2018 – Motion to approve as written by Mark, seconded by Matt. Approved.  
January 2019 – Motion to approve as written by Greg, seconded by Matt. Approved.  
February 2019 – Motion to approve as written by Matt, seconded by Mark. Approved.
- 8) **Review 2018 annual meeting and 2019 budget meeting minutes**  
2019 Budget Meeting – Minutes reviewed and cleared with revisions to post on website, will be up for approval at the 2019 Annual meeting this fall if quorum is met.  
2018 Annual Meeting – Due to no quorum at the Budget Meeting, motion by the board to approve minutes with revisions made by Greg, seconded by Matt. Approved.

**9) Discuss insurance requirements**

Discussed state mandated minimums imposed by CCOIA and those costs to the association.

**10) Treasurer's Report**

**a) Current Financial Report**

Reviewed

**b) Review/approve reimbursements and other bills, if any**

Motion to approve by Greg, seconded by Matt. Approved.

**11) Future Meeting Schedule:**

**a) Regular board meetings (2<sup>nd</sup> TUESDAY, 6:30 pm, Monument Sanitation District):** April 9<sup>th</sup>, May 14<sup>th</sup>, June 11<sup>th</sup>

**12) Any other business**

None

**13) Adjournment**

Adjourned at 8:12pm