



Bent Tree Property Owners' Association, Inc.

P.O. Box 2631

Monument, Colorado 80132-2631

www.btpoa.net

2021 Annual Meeting Minutes **Thursday, September 23rd, 2021**

Board Members Present: Greg Davis, Mark Weidner, Matt Dunston, Stuart Klein, Eric Hammersley

1) Determination of Quorum

No Quorum, only 25 properties represented.

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

The meeting was called to order at 6:40 pm.

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

A motion was made to approve the agenda and seconded. Names were not captured.

4) Presentation by Fire Marshal Jamey Bumgarner

Jamey encouraged property owners that only have cell phones to register for Peak Alerts at <https://elpasoteller911.org/246/Peak-Alerts> for emergency notifications.

5) Review/Approve September 26th, 2019 Annual Meeting Minutes (No 2020 Meeting Minutes)

No Quorum so only an advisory vote by hand was performed. Minutes will be approved by Board of Directors at a later meeting.

6) Review/Approve February 25th, 2021 Budget Meeting Minutes

No Quorum so only an advisory vote by hand was performed. Minutes will be approved by Board of Directors at a later meeting.

7) ACC Election to Fill One Position

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

Matt Dunston stated he was willing to serve another term on the ACC board and ran unopposed. Vote held and Matt Dunston was approved and re-elected to the ACC Board.

8) Board of Director Election to Fill Two Positions

Fill one 3-year position previously occupied by Mark Weidner.

Mark Weidner stated he was willing to serve one more 3-year term on the board. A motion was also heard nominating Scott Traxler. Vote held by secret ballot and overseen by two non-board residents. Mark won the secret ballot vote and was re-elected to the Board of Directors.

Fill one 3-year position previously occupied by Eric Hammersley.

Eric Hammersley stated he was willing to serve one more 3-year term on the board and ran unopposed. Vote held and Eric Hammersley was approved and re-elected to the Board of Directors.

9) Committee Reports

a) Beautification and Trails

Stuart Klein – Stuart explained the Beautification and Trails committee's purpose and current/future work being done by his committee. He outlined the 2021 improvement work performed.

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 2019.

Mr. Gasbar – Asked about a specific CCC issue and the perceived time taken to address it. The committee did not answer the question in the open session due to property owner privacy.

Mr. Traxler – Inquired about communicating more detailed messaging to the community around open fires and safety. This point was taken for action by the Board.

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 reviewed the 2020 inspection and stated that we would be doing another inspection in 2022 due to a larger than the normal number of dead or diseased trees.

d) Neighborhood Watch / Crime Prevention

Stuart Klein – Stuart explained the Neighborhood Watch and Crime Prevention Committee and discussed various activities over the past year.

Stuart spoke of the <https://communitycrimemap.com> for the neighborhood.

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.

f) Financial Report

Matt Dunston – Matt and Greg Davis provided an overview of the current POA budget and expenditures.

10) Meeting Schedule

a) Annual Budget Meeting Date: On or about Thursday February 15th, 2020 at 6:30pm

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

None

12) Adjournment

The meeting was adjourned at 8:02 pm

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

A brief board meeting was held. Minutes for that meeting will be approved and posted to the website after the November board meeting.

Approved by the Board of Directors on November 9th 2021.

Pending review at next Annual Membership meeting in Fall 2022.