

**Bent Tree Property Owners' Association
Board of Directors' Meeting Agenda
January 13, 2026
Monument Sanitation District Office, 130 2nd St., Monument**

Commence Meeting at 6:30 p.m. 6:30pm

- 1) **Approval of the agenda** *Approved unanimously*
- 2) **Excuse absences, if any** *Bryan Yaninek attended virtually*
- 3) **Resident remarks, if any, on topics not on the agenda** *Steve Fuhrmann is working on the website*
- 4) **ACC Report** *Matt Dunston reported, no issues*
- 5) **Committee Reports, if any**
 - a) **Beautification, Trails & Roads:** *Greg Davis reported on trails mowing*
 - b) **Communications, Directory & Web Site:** *Greg Davis reported on website update*
 - c) **Covenant Compliance:** *Greg Davis reported no issues*
 - d) **Engineering & Water Augmentation:** *Matt Dunston, Chair, status of annual report 2025*
 - e) **Forest Management:** *Greg Davis reported on scheduling upcoming chipping dates*
 - f) **Neighborhood Watch:** *no news*
 - g) **Welcoming Committee:** *Matt Dunston, Chair; Lindsay White volunteered to help*
- 6) **Review/approve prior board meeting minutes** *reviewed and approved unanimously*
- 7) **Discuss 2025 Board Meeting room payments, check meeting room calendar, add 2026 dates** *discussed*
- 8) **Discuss 2026 Room rental** *room rental form completed*
- 9) **Discuss annual tax return** *discussed preparation for annual tax return*
- 10) **Note Stuart Klein resigned from BT Board of Directors** *Sincere thanks for service*
- 11) **Note Greg Davis is resigning effective 1/14/2026** *Sincere thanks for service*
- 12) **Accounting tasks:** *annual budget meeting in February*
- 13) **Discuss emailing and notices for annual dues** *discussed deadlines*
- 14) **Discuss wells** *discussed details for resident wells permit application*
- 15) **Treasury Report**
 - a) **Current Financial Report** *Tyler Raco reported*
 - b) **Review/approve reimbursements and other bills** *Unanimous approval*
 - c) **Which lots are past due with 2025 and earlier dues?** *Tyler Raco presented information*
- 16) **Future Meeting Schedule: Regular Board meetings April 14, May 12; Annual Budget Meeting proposed for February 19,** *Tyler Raco will reserve meeting room*
- 17) **Any other business** *Greg will be available to help*
- 18) **Adjournment** *7:30pm*