

Bentley Park Community Homeowners Association

HOA Board Meeting Minutes July 27, 2023

Meeting Location	Ameri-Tech Community Management Office
Board Member Attendees	Yvonne Gopsill, Angelo Gonzalez, and Larry Morgan
Board Member Absentees	none
Management Representative	Jenny Kidd, Ameri-Tech
Meeting - Called to Order/Adjourned	6:00 PM / 7:07 PM
Minutes Prepared By	J. Kidd
Next Meeting	August 24, 2023 at 6:00 PM

- **CALL TO ORDER** – The meeting was called to order by Yvonne Gopsill at 6:00 PM.
- **LAST MEETING MINUTES** – Larry made a **MOTION** to approve and waive the reading of the May 23rd meeting minutes. Yvonne seconded, all were in favor.
- **TREASURER’S REPORT** – As of June 30, 2023 The Bentley Park Community has \$67,220.57 in the operating account and \$79,381.63 in the reserve account.
- **COMMUNITY MANAGEMENT REPORT** – Jenny has gotten proposals for the repair of the front community wall and the removal of the trees at the front for the board to review.
- **PRESIDENT’S REPORT** – All items to be discussed on the agenda.
- **UNFINISHED BUSINESS**
 - a. Wall Proposals – Jenny has gotten proposals for the repair of the front community wall and the removal of the trees at the front for the board to review.
 - b. Quarterly Service Treatment at the Cabana – Jenny spoke to PestGuard about the termite treatment at that was done at the pool cabana. There was a trench and treat done for the subterranean termites by PestGuard and there is only a once-a-year inspection required. This inspection is done at no cost, but the continued warranty is \$291.00 for a year.
- **NEW BUSINESS**
 - a. Swale Project The swales at the culverts in the community need to be regraded to keep from having water ponding and run off from the pool from damaging the landscaping. GA Nichols quoted \$73,410.00, Sandstone Excavators quoted \$45,580.00, Drainage Professionals quoted \$24,300.00 and D & D Grading quoted \$8,200.00. Larry make a **MOTION** to move forward with D & D Grading. Yvonne seconded, all were in favor.
 - b. Irrigation – Infinite Irrigation gave a proposal of \$165.00 for monthly inspections. Aquascape gave a proposal of \$200.00 for monthly inspections. Larry makes a motion to approve the Infinite Irrigation contract starting August 1st. Yvonne seconded, all were in favor.
 - c. No Trespassing Signs – Jenny is getting proposals for no trespassing signs.
 - d. New Sheds at Pool – The shed has been cleaned out. The plastic shed is going to be removed. The Hamlet made a request to have a shed at the pool as well. Larry has done

some research on the sheds already and he will send that information to the board and Jenny so The Hamlet and The Village can coordinate having matching sheds.

- e. Removal of Chin Up Bar at Park – Yvonne is looking for a handyman to remove the chin-up bar as it is a liability.
- f. Playground Cover – The cover is coming off and is a hazard to kids playing on the playground. Jenny to get a proposal from the playground equipment.
- g. Cabana Kitchen/Storage – Electrical work has been completed to make the area safer. The refrigerator has been unplugged and will be removed. Yvonne is having a carpenter come out to give a proposal for repairs next week.

OPEN FORUM

Yvonne asked if this recording would be available for residents. Jenny said she can make the recording available. A resident asked Yvonne if a book share could be available at the cabana. There was a request by a resident to form a decorating committee. Jenny requested that when that committee form, the board provide that list so the committee members would be covered under the insurance. There was a discussion about doing movies in the park happening in the fall. There was a discussion about the gates at the pool.

► ADJOURNMENT

Yvonne made a motion to adjourn the meeting at 7:07 PM.