

Board Meeting Minutes
Bentana Woods West Cluster
Tuesday, February 3, 2009

Attending: Tom Bodine, Amy Bossie, John Brigham, Martin Dapot, Eileen DuBose, Jonathan Krentel and Jane LeGros.

Opening Meeting: The meeting opened at 7:40pm.

Resident's Forum:

Several residents were present for Resident's Forum: Pete Willis (PG), Bill Wagner (SC) and Jalal Achir (SC)

The meeting began at 7:40p with Resident's Forum.

Mr. Willis had no complaints; he just wanted to attend a Board meeting.

Mr. Wagner wished to voice his complaint on two issues: 1) The Verizon cables that are lying on the ground in the cluster; and 2) his opinion that the removal of a tree that is in question should not be cut down. Pres. Dapot noted that he has been trying to contact Verizon about the cable concern and will advise when the company has returned his calls.

Mr. Achir wanted to advise the Board of the pending sale of his home at 1522 SC and asked that we allow his parking privileges to continue until our next Board meeting as his home will have been sold by this time (sale scheduled for end of February). The Board passed a motion to this effect. If the home is not sold by the end of the month, the parking restriction will be enforced at the 3/3 meeting.

Meeting Minutes: The minutes of the December meeting were reviewed and approved. Our webmaster will post to our website. The January minutes were read and reviewed and corrections will be made as noted for review at the February meeting.

Treasurer's Report: Treasurer Bodine reported that two CD's are at the point of renewal. Board discussed options; rolling over at staggered times or perhaps investigating a managed bond fund. The Board agreed that rolling over or the possibility of a high rate money market as an investment strategy were the better choices and Treasurer Bodine will work with TWC to complete.

Homeowner Cluster Dues Refunds: Director DuBose, as proposed at the December meeting, has contacted by letter, all home owners with overages to their cluster dues accounts. All were happy to learn of this. Some will use the funds as payment for new monthly dues until the funds are exhausted. Several home owners have not responded yet. In the future, TWC will be the contact rather than having a Board member handle this responsibility. We are asking that they send letters to any home owner with an overage.

Delinquency Report: President Dapot will inform our management company of those home owners who will receive letters regarding revoked parking privileges. The owner at 1530 SC spoke to a Board member asking for a grace period of the middle of March; he has just found employment. The other homes in arrears are 1500 PG, 1504 PG and 1518 Farsta Court. 1506 SC was auctioned in Fairfax County Court on 1/31 and purchased by a bank.

Parking: President Dapot successfully resolved last month's parking issue on SC1 by speaking with residents there and other residents, not from this circle, who were parking in vacant spaces. We are grateful that he was able to resolve this problem. To assist with parking in this court, President Dapot offered the suggestion of putting hash markings along the inner curb of this court. The Board agreed this was a good idea and it will commence when the next round of line striping occurs.

The letter to all residents regarding the parking regulations was discussed. Director Brigham suggested that we remove the sentence that references "due process".

Executive Session: The Board moved in to Executive Session with all Resident's Forum attendees leaving the meeting. The topic discussed was the letter and content thereof submitted by the Creemers who reside on Farsta Court. Their letter asking for financial reimbursement due to sewer pipe damage was sent directly to President Dapot, who shared the content with the Board.

Other: Director DuBose again mentioned the roof concern of 1522 SC. It is believed that this item will be included in the Disclosure Documents that the new owners will be receiving at closing which is set for the end of this month.

Tot Lots: Director Bossie made a plea for money to refurbish the hardwood mulch used to cover the grounds at not only the Scandia tot lot but the North Shore lot as well. The Board agreed to this expense and the work will commence when the weather warms up. The funds for about 100 bags of mulch will be reimbursed to Director Bossie. The mulch will be purchased by bag and spread by volunteers, which has worked in the past

Signage at Tall Oaks: The plastic signs announcing Fresh World have been removed and we once again have the metal signage for Tall Oaks Village Center. However, there are letters missing from this signage. President Dapot said that the time limit to have new signage up has expired but the management company (Boston-based) can now reapply. President Dapot was to follow up.

Home Improvement: President Dapot relayed to the Board that the new windows for 1512 SC have been approved by RA. Further on the topic of home improvement, it was reiterated that the DRB must review any changes in siding from horizontal to vertical (or vice versa) and will have the Standards for this matter (replacing T1-11 with an approved fiber cement product) will be uploaded to our website. The process for approval is: The Board approves the change, then it is seen by the DRB.

Board/Covenants Cluster Walk: The Board again tabled the walk around until the weather warms up.

