

Board Meeting Minutes  
Bentana Woods West Cluster  
Tuesday, January 6, 2009  
Revised 2/4/2009

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

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

Resident's Forum:

Four residents were present for Resident's Forum: Tony Chang, Mike Healy, Bob Pyne and Joel Shprentz.

Mr. Healy wished to revisit a complaint on resident's who place their trash out for pick-up much too soon. Discussion ensued; President Dapot will contact the home owner and if this has no effect, TWC will send a letter to the home owner and the residents. Director DuBose will check with other cluster rules to see how they handle this matter. This matter was also of concern in December and the meeting minutes have so recorded. To assist with this issue, which does occur in other sections of the cluster, a newsletter article will be prepared by Director DuBose stating that cluster regulations are this:

Trash not to be placed outside before 5:00p on Wednesdays or 5:00p on Sunday evenings. Sending a letter placing a \$25 fine to the home owner was discussed, but we are hopeful that that residents will see the policy and comply and that we will not have to resort to a fine.

Mr Healy then discussed his concern with the temporary signage at Fresh World grocery store. Mr. Healy contacted RA and learned that permanent metal signage should have been in place in August, but they were given til October 1, and then this date was extended for 2 months. However, at this writing, we still see temporary signage. Mr. Healy presented RA with a formal written complaint and is asking the Board for action; he suggested that we get together with the neighboring cluster boards for a group complaint and that the Board have TWC send a letter to the store's management company. The Board decided to contact TWC asking that pressure be placed on RA to remedy the situation. And Director DuBose offered to follow up.

Mr. Chang is in the process of having his windows and doors replaced along with having his home resided with Hardie-Plank. He received Board approval last month but was told by Reston Association that he needed to have spec drawings of his new doors and windows. The Board members complied with the needed signatures.

.Bob Pyne, a resident on Scandia One, expressed his grievance regarding difficulty finding parking space in his court due to the large number of homes that are now renter occupied, some with 4 additional cars. It was also brought to our attention that one home owner

with a garage and driveway, is parking two cars with Florida plates on Cluster property. While he is parking them in appropriate cluster spaces, the cars MUST be re-registered in Virginia or have to move to his personal property or North Shore Drive.

Several action items came out of this discussion: 1) President Dapot will speak to the home owner of the Florida vehicles and 2) President Dapot will try to find the offending parties and explain the by-Laws. 3) This information will be re-capped in the towing letter which President Dapot is still working on.

Joel Shprentz of Park Glen showed photographs of a large shrub (Hollywood Juniper) that requires removal in order to proceed with contractor work to solve the water issue in his basement. The tree is owned by Mason-Miller, but Mr. Shprentz had his signature on the needed documents. There would be no way to avoid this plant's removal. The necessary signatures were obtained.

Meeting Minutes: The reading of the December meeting minutes was waived due to time constraints and the fact that Joel Shprentz, one of the residents who participated in our Annual Audit, was in attendance to give us an update on the group's findings.

Resident Shprentz said the audit showed only a few minor issues which will be corrected by our management company, TWC. Joel distributed copies; the Audit will be posted on the website. One of the findings involved a small account at Wachovia which the auditors suggested be moved to another bank where TWC has accounts for a significant number of their clusters. \*Note: This has already been done, as stated by the Board Treasurer, Tom Bodine. Also mentioned was the fact that we have two accounts, identical in size and maturity date. It was suggested that the dates be changed on one of the account to assist the Board in the event of an unusual expense. The other item mentioned had to do with home owners who have small 'credits' because of overpayments they might not be aware of. Director DuBose offered to contact these home owners so that their next payment can be adjusted downward. The Board felt that the home owners would be pleased to know this and would reduce the amount of their next payment as needed.

Delinquencies: President Dapot will inform our management company of those home owners who will receive letters regarding revoked parking privileges and also discuss which homes will have liens placed against them.

Director DuBose brought up the fact that one home has been in the hands of the Legal Department for some time regarding incorrect roofing materials and that home is now for sale via 'short sale'.

Director DuBose gave Board members her new home number which will be shown in the next edition of the newsletter in the Directors section. The website will also be updated.

Board/Covenants Cluster Walk: The Board agreed to table the walk around until the weather warms up.

The meeting adjourned at 9:15p.

Dates of future meetings: Tuesday, February 3, 1504 Scandia Circle  
Tuesday, March 3, 1510 Scandia Circle  
Tuesday, April 7, 1529 Park Glen  
Annual/Election meeting: Sunday, April 26. TBD

Respectfully submitted,  
Jane LeGros  
Vice President and Recording Secretary