

Board Meeting Minutes
Bentana Woods West Cluster
Wednesday, November 5, 2008

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

The meeting opened at 7:40pm. No residents were present for Resident's Forum. The minutes of the October meeting were read and the Board accepted the minutes as corrected. Minutes will be sent to website coordinator for posting.

Date of next meeting: Tuesday, December 2 at home of John Brigham.

Date of Election meeting: Sunday, Dec. 7, at the home of Jane LeGros.

Treasurer's Report. Director Bodine reported on the financials. We closed the fiscal year on 10/31. There is a surplus of about \$2900. Questions arose as to whether apply the surplus to a reserve fund or to determine the feasibility of giving each home owner in good standing (current on dues and without violations) a small rebate. The Board voted in favor of (one against) checking with TWC to see if there were any issues unknown to us regarding the distribution of a rebate, and if not, and if the rebate checks can be distributed for the cost of not more than \$3.00 each, a rebate will be sent.

The Board approved the expenditure of \$300 for two additional sandwich board signs. This means that we will have signage at each of the main entrances and they will be used to help notify homeowners of the monthly Board meetings as well as for Cluster walks, picnics, and the Elections and Budget meetings.

Delinquencies: The list of delinquencies was reviewed; letters on revoked parking will be sent to residents with outstanding charges.

Liens: A discussion ensued on liens and whether or not the Board gets the funding of delinquencies if a registered lien is in place when a property goes into foreclosure. It's unfortunate that we are seeing foreclosures in the cluster. Director DuBose is going to check on the lien issue and report back to the Board at the December meeting.

Quotes and Contracts: Director DuBose performed due diligence on obtaining contracts from three alternative management companies. Two of the bids were significantly higher than our current contractor; one was \$24k, one was \$22k and one was close in cost but listed services 'cafeteria style'. After reviewing the contracts, the Board agreed that we are in good stead to continue with TWC.

Prior to the meeting, President Dapot distributed contracts from several landscaping companies which the Board reviewed. Similar services from the other companies were much higher (one was \$22k) than what our current contractor is charging; therefore, the Board agreed to remain with the current contractor, Cardinal Landscaping.

It should be noted that we have had no complaints from either Board members or

residents on the services of this company; we were simply performing due diligence.

Board Vacancy: President Dapot discussed the matter of the Board vacancy. We need to fill this spot for December through April then appoint a Nominating Committee to nominate potential candidates for the seats that will be open in April.

Parking/Towing Letter: The letter has been composed and will be sent out soon.

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Board Walk-Around: The Board agreed to two property walks: One to look for Covenants violations and one for cluster landscaping issues. The Covenants walk will take place on Saturday, December 13. The Landscaping walk will take place in February on Saturday, the 7th. Board members will meet at the entrance to Farsta for both walks. The Board further discussed a Resident Walk Around and agreed that a March date will be selected for that.

The meeting was adjourned at 9:12p.

Respectfully submitted,
Jane LeGros
Vice President and Recording Secretary