

Bentana Woods West Cluster Association
BOARD OF DIRECTORS' MEETING
Thursday, November 20, 2025

Board Members Present: Keith London, Dilant Patel, Tom Bodine, Ane Smyers, Joel Shprentz.
Michael Biesecker and Christina Brown
Homeowners: JoAnne Henck

1. Call to Order, 7:34 p.m.

2. Membership Forum

JoAnne requested advance notice of the next tree trimming so that homeowners can potentially have their own tree work done at their own expense.

3. October Board Minutes approved unanimously, 7:50 p.m.

4. Landscape Committee: Anne expressed concern that some of the recent tree trimming by Santa Elena was not done properly. She will make notes on the trees of concern and will email Sarah at Abaris. Dilant expressed concern that the parking lot islands are drying out and dying. He wanted to make sure Cardinal is aerating and seeding the affected areas. Board voted unanimously to approved the landscape committee report at 8 p.m.

5. Financial:

- a. Balance Sheet: Joel said sufficient funds are available to cover expenses. A CD is coming due in January, which will be reinvested if appropriate.
- b. Budget YTD:
- c. Cash Disbursements
- d. Revenue Summary: Revenue is at budget.

6. Old Business:

- a. Stair Replacement Proposals: The board unanimously approves the Blue Colar Scholars quote, with the cluster president having authority to expend up to \$16,000 without further approval from the board.

7. New Business: Anne said she would fill out the DRB request for the removal of the two trees proposed to be removed at the expense of Homeowner Clayton Lee.

8. December Board Meeting moved to Wednesday, Dec. 17.

Meeting Adjourned: 9:16 p.m.