

Bentana Woods West Cluster Association

Board of Directors Meeting Minutes

March 19, 2026 at 7:30 PM ET

Attendees:

Board Members: Keith London, Dilant Patel, Joel Shprentz, Tom Bodine, Michael Biesecker

Homeowners: Jane Legros, Elliott (1505 Farsta Ct)

Online via Zoom

Minutes:

Meeting started at 7:35 PM

Membership Forum:

-

(Old) January Meeting Minutes

Assessments for leans - remove house numbers.

Collections policy - no information from Abaris that Joel was waiting on. **Keith to follow up after the meeting.**

Meeting approved with changes at 7:40 PM.

Landscaping

1. Lesser Celestine cleanup - Landscape committee to continue treatment instead of getting all homeowners involved
2. Jane will reach out for ivy removal to three companies for bids
3. Water restart - **waiting for Abaris for followup**
4. Meadows farm invoice to plant Farsta entrance for \$392.34, **approved unanimously. Keith to forward invoice and approval to Abaris**
5. Riprap renewal behind 1500 - 1508 scandia - bid of \$5,800 from Cardinal. Board recommends two additional bids. **Tom to search and reach out for additional bids**
6. Erosion between 1520 Scandia Cir and Park Glen Ct opening. **Shannon (Landscaping committee) to look for grant options to pay for restoration.**

Landscape report approved unanimously at 8:00 PM.

Finance Report

1. \$875 negative late fees - Joel is waiting on Abaris' response for details
2. Lawyer billing invoice should be listed under HOA documents on Abaris portal

The Finance Report was approved unanimously at 8:10 PM.

Old Business

1. Stair replacement to start on March 31st
2. Playground and tot lot inspection - waiting on Abaris
3. Collection policy
 - a. Joel mentioned that template / sample provide by Abaris is too complex; we should have a simplified version
 - b. Awaiting Abaris to provide information requested by Joel Shprentz
4. Audit committee volunteers - **Joel will discuss over Annual Meeting**
5. Asphalt quotes - awaiting Abaris for quotes

New Business

1. Knowledge transfer - **Keith to generate a summary of services to hand to new president**
2. 1519 Park Glen Ct - parking 3 cars in the cluster; two letters have been sent, but the situation has not changed. **Keith to place a parking violation sticker on the extra car.**

The meeting adjourned at 8:25 PM.

Upcoming Events:

Apr 16 - April 2026 BOD meeting at 7:30, in person at 1516 Park Glen Ct (Joel Shprentz)

Apr 26 - BOD Elections, in person at 1506 Scandia Cir (Dilant Patel)

May 21 - May 2026 BOD meeting at 7:30, online via Zoom