

1. Call to order

President Linda Marshall called the meeting to order at 7:08pm.

2. Approval of October 2022 general membership meeting minutes

Submitted and approved.

3. Approval of agenda

Presented by Linda Marshall and approved.

4. Treasurer's Report

Presented by Angela Johnson

Angela advised 2022 finances came in over budget primarily due to the more than doubling in cost of water as the drought necessitated increased watering of common ground grass and newly planted trees. Under and over items were discussed. 2023 ended with an operating deficit of \$2349.13 compared to the proposed modest 2022 surplus.

The 2023 budget was presented; differences from the prior year's budget were discussed and reviewed. It was noted that some 2023 HOA dues are still outstanding, but most have been collected. Expenses remained comparable to prior years. Notable changes were a savings in landscaping and mowing expense by paying for the service for the full year up front. Additional expenses for irrigation and trees are expected for repairing, replacing, and reseeding damage to the west entrance from the Chipman Road Project. It is anticipated that pond maintenance and treatment expenses are likely to also increase. Angela advised that as interest rates appear to be increasing, using some retained earnings in a short-term CD will be investigated.

The proposed 2023 budget was voted on and approved.

5. New Business

A. Maintenance and repair for the BTB ponds - Presented by Linda Marshall and Julie Sellers.

Some cracks in the inlet and outflow tubes were repaired last fall. Additional repair is needed to help keep water from getting underneath the inlets and the rocks that guide the water to the next pond. This is causing significant erosion issues.

Erosion around the perimeter of the ponds also needs attention as some of the rocks have moved or are unstable which could lead to bigger safety issues.

Julie shared photos of existing damage and some of the repairs that were done last fall. Discussion during last April's Pond cleanup day suggested filling some areas with baseball sized rock and creating native plant and wildflower barriers in some areas. Repairs should be done one pond at a time. Estimates are that it could take 50 cubic feet of rock or more per pond.

Algae growth continues to be a problem. This is compounded by neighborhood runoff and the shallow depth of the ponds. The subdivision has been and will continue to treat the ponds with algicide chemicals. There has also been some discussion of planting a native grass buffer between Remington Woods and the ponds to slow down and absorb some runoff. Dredging is an option but would be very expensive.

Dan Phillips proposed relining the inlet and outflow tubes from each pond with 24' pipe that is available from area home improvement and farm stores and lining the entrance and exit of the pipes with a barrier material to keep water from going around.

Additional discussion suggested that barrier materials or plants could be used for the channels that guide the water to the next pond.

It was also noted that 2-3 bales of barley straw in each pond could help minimize algae growth after it has been knocked down and is more manageable.

Addressing all these issues will take time and will likely be costly. The board will explore these suggestions and potentially have some pond management professionals present some additional solutions and options.

B. Chipman Road Improvements Update - Presented by Linda Marshall

The project is now expected to begin in earnest July 1st. Construction is expected to start west by View High and progress east, so the impact to our west entrance may not be immediate and could still be months off. The board has a new bid from Henshewe Electric to disconnect and reconnect the electric lines at the entrance. Our previous contractor went out of business. The cost with Henshewe is the same if materials don't go up in price and the footage on the digging is accurate.

C. City Water Leak on Bent Tree Circle - Presented by Linda Marshall

The city finally admitted the problem was theirs. The leak is fixed and the damage has been repaired.

D. Blasting - Presented by Linda Marshall

The blasting seems to have slowed down but appears to still be taking place. Paragon Star's blasting permit expires in August and may or may not be renewed. BTB is setting up a meeting with Councilpersons Lopez and Edson sometime this month to discuss the process going forward.

E. HOA Pool Restriction - Presented by Linda Marshall

We currently have 153 of the needed 240 signed. Signup genius is not being used anymore. The signing campaign will restart pending upcoming new BTB Social committee events. It could be necessary to form a phone tree to secure the remaining signatures.

F. Neighborhood Video Surveillance Signs - Presented by Linda Marshall

Two video surveillance signs were ordered and put up. The board has voted to allocate money for 3 more signs to be placed on each end of Overbrook and the Falcon entrance from Summerfield.

7. Presentation of Reports

A. Architectural Committee - Presented by Darlene Barnard

Homeowners were again reminded there is no need to submit approval forms for improvements such as window replacements, concrete work or driveways that are the same footprint and appearance. Forms should be submitted for items such as larger playsets, fencing, new patios and decks, retaining walls, landscaping and exterior painting along with paint choices and color samples for approval, even if not changing color or style. Separate approval forms are required for roofing. These forms are available on the BTB website and can be submitted to benttreebluffshoa@gmail.com. Questions and requests for any clarification can also be submitted to the BTB email address.

B. Compliance Committee - Presented by Lynn Canning

There are very few issues currently. One concern is a property on Eagle Ridge Circle which is currently being used as temporary housing for visiting IHOP church members and is otherwise unoccupied by the current homeowner, who is a member of church management. It is technically not a rental and falls into a bit of a gray area regarding whether this violates any BTB covenants and restrictions regarding the definition of a single-family home or property use. The board will check with Phyllis Edson, District 3 City Council Member, for clarification of allowed property usage.

C. Pool Committee - Presented by Larry Reed

Larry advised there are now 262 pool members with one new member. Larry presented the BTB Swim Club Statement of Revenue and Expenses for 2022 comparing the variance and maintenance to the prior year. Larry stated that overall, the pool is in good shape. Upcoming projects include addressing some staining issue in the pool, looking into providing additional shade on the Chipman side of the pool with umbrellas or sun sails and replacing some of the broken wheel blocks in the parking lot. The pool is scheduled to open on Memorial Day weekend.

D. Improvements Committee - Presented by Julie Sellers

There was little activity over the winter. The same plans and goals are still in place to improve access and usability of the common ground trail for walking and connecting to the Rock Island Trail. It continues to be a work in progress and some workdays will need to be scheduled. All suggestions are welcome and volunteers are always appreciated.

E. Welcome Committee - not present

F. Pond Committee

See New Business regarding the pond. It was noted that a new Pond Committee chairperson is needed and an individual to apply the pond chemicals is needed.

G. Garage Sale Committee - not present

H. Social Committee – not present

I. Grounds Committee – Presented by Darlene Barnard

Water for the common areas has been turned on and already used a little due to a drier spring. Summer planting has been done at the east entrance but not the west entrance pending Chipman road construction.

8. Round table discussion

No additional comments or discussion ensued.

9. Motion to adjourn

A motion was made and approved to adjourn the meeting at 8:45 pm.

Submitted
Fred Canning
Secretary, Bent Tree Bluffs HOA