

**BENTWOOD ESTATES HOA
BOARD OF DIRECTORS MEETING MINUTES**

February 19, 2024

Board of Directors Minutes

- Attendees
 - Chris Rouzer
 - Steve Philpott
 - Brandon Hensell
 - Mark Holt
 - John Swauger

Meeting called to order at 1312 hours

I. Reading of old minutes:

- Read minutes from 1/10/24, annual meeting

II. Executive Report:

- Treasurer Report
 - Bill for snow removal due.
 - HOA taxes due by 3/15/24
 - Reconciliation approved by Chris and Steve on 2/19/24

III. Committee Updates:

- Architectural Control Committee
 - No new ACC requests
 - ACC members are Leslie Philpott & Heather Rouzer, all emails for requests will be sent to them

IV. Old Business:

- NONE

V. New Business:

- Reconciliation Summary approved by Chris and Steve.
- HOA fees past due to be reviewed and will be sent out on 3/10/24 to Chris.
 - Chris to send to lawyer by 3/15/24
 - John is reviewing what can be done with invoices
 - Trump and Trump is handling Foreclosure house
- Steve is updating website to get it current to 2024
 - Updating meeting minutes that has not been done since 2022, Heather to send those minutes
 - Add Ricky to Landscaping services and add Thompson icon
 - Update WV HOA Membership
- Steve/Brandon setup Microsoft Teams for future meetings
- John/Steve to review software applications, QuickBooks 2019 is outdated verses other options. This will be done after taxes are due in March.
- Brandon to reach out to Ricky to get updated \$400 quote for landscaping to be voted in March
 - Reach out to Ricky to get mailbox replaced for Cody Weese
 - Provide bid from Jimbo to review for next meeting

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- Will make sure not to pre salt too soon
- Brandon to call Miss Utility about a knocked over phone box at Bentley and Viper Rd.
- Brandon to call state highway about trimming trees on Gerrardstown Rd.
- Board approved 15mph speed and will be adding 4 signs throughout. Chris will determine location.
- Board approved to apply stop signs at these intersections:
 - Bentley and Laguna 4 way
 - Shelby and Bentley 3 way
 - Bentley, Ghia and Bugatti
 - Review flashing lights at stop signs as an option
- Board approved removing all worn wooden posts and replacing them with metal posts.
 - Replace all worn/damaged stop signs and street signs
 - Board approved to buy warning of new stop sign for front of neighborhood
 - Brandon will reach out to Ricky to schedule to review scope of work to install all signs
- Mark is going to be out of town for two weeks, Chris will handle mail pickup during that time
- Next meeting is scheduled for 3/18/24 at 1730.

Meeting adjourned at 1549 hours