

**Bennett's Creek Landing
HOA Meeting Minutes
Tuesday/ 12 February 2008 / 7 p.m.**

*President	John Sweeney	Docjohn@pinn.net
*Vice President	Robert Rhodes	Robert.rhodes@ieee.org
Secretary	Cap Catalanotto	tippycat@aol.com c.catalanotto@larc.nasa.gov
Treasurer	Dallas Ellis	Ewisdom98@aol.com
Common Grounds	Nancy Stoney	miznan1@verizon.net
Architectural Review	Jack Minks	jackminks@verizon.net
*Marina Rep	Buck Tysor	bbtysor@verizon.net
*Past President	Rich Jones	rjones0730@charter.net
Member at Large	Elsie Daniels	Epdaniels@msn.com
Association Manager	Benna Thomas	bthomas@unitedproperty.org

- Absent

Home Owners Forum:

1. Mrs. Stephanie Pelczar of 104 Windy Point Drive asked the status of the diseased "red-tips" along the route 17 façade.
2. Mr. David Whiddor of 112 Settlers Landing and owner of 114 Settlers Landing lot asked the Board to consider consolidating his current two-homeowner fees to just one. Benna responded that she would take the action to address Mr. Whiddor's request.
3. Mrs. Roberta Guajardo of 109 Settlers Landing raised questions regarding the replacement of the roof shingles for the clubhouse. She also asked about previous Board discussions regarding improvements. Jack Minks explained that the items Mrs. Guajardo asked about were old and had been closed out by the Board.
4. A general discussion ensued about making a direct access to the clubhouse restrooms from the outside to limit bather traffic throughout the clubhouse.
5. Mr. Whiddor asked if the Marina could provide access to Bennett's Creek for his Kayak. His request was tabled since the Board member representing the Marina was not present.

Jack Minks for President John Sweeney

- Called the Board meeting to order and requested that the January 2008 meeting Minutes be read. A motion was made accept the minutes as written and passed.

Invited guest:

- Ms Palamara, legal counsel for the BCL HOA, was present and was consulted during executive sessions.

Treasurers Report:

As of November 30, 2007

Cash operating:	\$ 8,917.27
Cash Operating Reserve:	\$ 687.31
Replacement Reserve:	\$ 18,705.16

Architectural Committee Report:

- 115 Settlers Landing; request to remove covered deck and enclose space to add rooms was approved.

Common Grounds:

- No report

Marina Report:

- No report.

Managers Report:

- A light is out at the front entrance. A service call was made, however the replacement bulbs were not available and have been ordered
- Benna provided an update on the clubhouse grounds fire damage and identified additional items in need of replacement /repair. The Board members were given cost proposals/estimates to address the additional damages.

Other Business

- A motion was made to select "Rustic Virginia Slate" as the replacement shingles for the clubhouse roof. The motion passed
- A motion was made to renew the current landscaping contract with L&F Landscaping. The motion passed.

The meeting was adjourned at 8: 40 PM.