

**Bennett's Creek Landing
HOA Meeting Minutes
Tuesday 13 February 2007 / 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	bbytysor@verizon.net
*Past President	Rich Jones	rjones0730@charter.net
Association Manager	Benna Thomas	bthomas@unitedproperty.org

* Absent

Home Owners Forum:

1. Ms. Roberta Guajardo, 109 Settlers Landing Road, questioned Board's fairness in enforcing BCL HOA covenants; cited driveway at Dr. Sweeney's home as a violation of the covenants.
2. Criticized appearance of common grounds with regards to budget spent on same.
3. Defended her "no trespassing" sign violation stating that she is having a problem with a neighbor.
4. Suggested doing away with BCL HOA.

President, Dr. John Sweeney

- Called the Board meeting to order.
- Requested that the Minutes of January 9, 2007 meeting be read for approval. The minutes were approved as written.

Treasurers Report:

As of December 31, 2006

Cash operating: \$ 9,682.02
Cash Operating Reserve: \$ 2,035.42
Replacement Reserve: \$22,747.42

Architectural Committee Report:

- ARB application approved: 111 Settlers Landing Rd. extension of existing garage.

Common Grounds, Buck Tyser for Nancy Stoney:

- Buck presented a proposal from M.G. Smith Building Co. to build 16-ft by 16-ft (square) metal roof for the Gazebo. A concern for eliminating bird roosting places under the roof was addressed by the Board. A motion was made to amend the proposal to address the roosting issue and to accept the proposal as amended. The motion was accepted. Dr. Sweeney requested that the contractor provide a start date.

Marina Report:

- Buck reminded the Board that an account has been setup solely for the Marina by the Association's managing agency

Managers Report:

- The financial statements as of December 31, 2006 were included in each Board member's meeting package.
- The new signs for the pier area and clubhouse have been installed.
- Professional Pool Service received the new pool cover; they will contact the association office and advise as to the exact date that they will be installing it.
- The 21st Annual Community Associations (CA) Day Trade Show and Expo will be held on March 31, 2007. Board members interested in attending were advised to let Benna know by February 17.

Unfinished Business:

- None

New Business:

- None

Meeting adjourned.

- The meeting was adjourned at 8:20 PM.