

**Bennett's Creek Landing
HOA Meeting Minutes
Tuesday 10 April 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	bbtysor@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 commented on visible debris along waters edge at low tide.
2. Asked if the cost replacement of the Gazebo was covered by insurance.
3. Offered landscaping suggestions to Nancy Stoney, Common Grounds chair, and will meet with Nancy to discuss options.
4. Perceives home values in BCL declining.
5. Stated that Culdesacs in BCL look dirty and gravel pitted.

Dr. Sweeney offered the following responses:

- The Board will check the insurance policy regarding replacement cost for the Gazebo.
- Homeowners in community need to take pride in property appearance.
- BCL homeowners will be given an opportunity to make changes to the covenants to make them consistent with the communities priorities.
- Declared owners forum closed.

President, Dr. John Sweeney

- Called the Board meeting to order.
- Requested that the Minutes of February 13, 2007 meeting be read for approval.
The minutes were approved as written.

Treasurers Report:

As of February 28, 2007

Cash operating:	\$ 8, 873.33
Cash Operating Reserve:	\$ 149.16
Replacement Reserve:	\$ 1, 750.00

Architectural Committee Report:

- Received a request to extend the existing driveway at 109 Lookout Circle using raised (exposed) aggregate concrete

Common Grounds:

- Nancy gave a briefing on landscaping improvements proposed for Clubhouse and along the Pier beds and presented an estimated cost from L&F Landscaping for materials and labor.
- Fred Sayers of L&F Landscaping visited with the Board and brought some samples of plants and rocks to help the Board visualize what he has proposed and to answer any questions the Board may have regarding options and cost.

Marina Report:

- Buck showed before and after photos of the Marina entrance gate featuring “extended sides”.
- Reported that the Creek was recently dredged to a depth of 6-ft.
- Reported that the water Back Flow Preventers were also checked out.

Managers Report:

- Termite inspection was positive (no activity).
- Reported a problem with the entrance irrigation system
- Reported that the Gazebo and the Pier is covered by insurance as well as the Clubhouse, pool, pool fence, deck, and signs.
- Benna asked to research by-laws regarding number of Board members; presently there are nine, and to inform Dr. Sweeney.
- Kaufman and Canoles informed Benna that their law firm is reducing the number of community association clients that they will serve for routine operational matters and that they will no longer be providing this service to the BCL HOA. They will however continue to represent the BCL HOA with a current litigation.

Unfinished Business:

- None

New Business:

- None

Meeting adjourned.

- The meeting was adjourned at 8:45 PM.