

**Bennett's Creek Landing
HOA Meeting Minutes
Tuesday 8 May 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, observed presence of weeds in some cul-de-sacs.
2. Asked if the Board could identify a common contractor to service BCL homes that have stained roof shingles citing that multiple contracts could provide a cost reduction benefit to homeowners.
3. Suggested the Board support a free monthly movie and refreshments for BCL homeowners and children at the Clubhouse during summer months; cited benefit of keeping children from congregating under Godwin Bridge and a way for parents to meet and get to know each other. Rick Jones acting in behalf of Dr. Sweeney (absent) stated that any homeowner can use the Clubhouse to sponsor an activity; requires a responsible homeowner to arrange and supervise

Rick Jones declared owners forum closed at 7:10 pm

Past President, Rick Jones

- Called the Board meeting to order.
- Requested that the Minutes of April 10, 2007 meeting be read for approval. The Minutes were approved as written.

Treasurers Report:

As of March 31, 2007

Cash operating:	\$ 19, 512.87
Cash Operating Reserve:	\$ 223.74
Replacement Reserve:	\$ 2, 625.00

Treasurers' report accepted.

Architectural Committee Report:

- No new applications

Common Grounds:

- Nancy initiated a discussion and solicited feedback from the Board regarding landscaping changes made at the front entrance.
- All the Board members appeared pleased with the new Gazebo roof appearance and construction.
- The appearance of the Clubhouse interior was discussed. It was agreed that a general cleanup of the Clubhouse is in order. Benna stated that we do not have a cleaning service at present and that she is working the issue.
- The Clubhouse roof has a leak and is in need of repairing, an expense to be considered for next years budget.

Marina Report:

- Buck reported on cleanup of debris washed up after recent Northeaster.
- Reported that one boat slip was available and was purchased by the people that bought the house at 116 Bennett's Creek Landing from Theresa and Dennis Henrichs.

Managers Report:

Bids and Proposals:

- Requests from several cleaning services for clubhouse cleaning were unanswered.
- Proposals were received from three Associations' legal representatives. Upon review of the proposals submitted, the Board decided to accept Sarah R. Palamara, Esquire as legal representative for BCL HOA. A motion was made and accepted and Rick Jones, acting on behalf of Dr. Sweeney, signed the acceptance documents.
- A motion to conditionally accept a proposal from "Brush It On Paint Company" to paint the clubhouse was made and approved. Additional details were added by the Board and a bottom line cost needs to be obtained.

Other Reporting:

- A letter will be sent to all BCL homeowners prior to the June meeting regarding making changes to the covenants.
- The pool is good to go for end of May start up.

Unfinished Business:

- Discussion regarding changing the number of Board members was tabled; requires an amendment to the covenants

New Business:

- None

The meeting was adjourned at 8:35 PM.