

**Bennett's Creek Landing
HOA Meeting Minutes
Tuesday/ 11 September 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
Member at Large	Elsie Daniels	Epdaniels@msn.com
Association Manager	Benna Thomas	bthomas@unitedproperty.org

* Absent

Home Owners Forum:

1. Ms. Roberta Guajardo, 109 Settlers Landing Road perceives that property values in BCL re going down and contrasted amenities located in the Harbor View Riverfront subdivision (gazeboes located in culdesacs) to those at BCL. Rick Jones, past president, explained that all the roadways in BCL are state property and restrictions apply.

President, Dr. John Sweeney

- Called the Board meeting to order and requested that the August meeting Minutes read. The Board members read the Minutes and a motion was made to accept them as written. The motion passed.

Invited guest:

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

Treasurers Report:

As of July 31, 2007

Cash operating: \$ 8,069.95
Cash Operating Reserve: \$ 388.78
Replacement Reserve: \$ 20,069.90

Dallas Ellis, Treasurer, recommended that the October meeting be dedicated to the budget. The Board agreed that the budget would be the primary issue for the October meeting.

Architectural Committee Report:

- The homeowner at 112 Riverside Drive submitted application to install fence across back of property.

Common Grounds:

- Nancy Stoney was absent. Rick Jones commented on appearance of common grounds shrubbery. In particular, Rick stated that the front entrance plants should be pruned every week. Benna will take action.

Marina Report:

- Making plans to secure Marina for winter.
- Initiated discussion regarding Emergency Power Units. Jack Minks, Architectural Committee lead, commented that homeowners may require permits and Board approval for any units requiring permanent exterior alteration. Based on the questions asked the Board acknowledged that architectural guidelines are required.

Managers Report:

- Wallaby Service has scheduled a deep cleaning of the clubhouse for September 12, 2007
- Management has requested bids/proposals to repair the damage to the pier caused by an apparent lightning strike.
- Management has requested bids/proposals to replace the clubhouse roof.

The meeting was adjourned at 8:40 PM.