

BONTERRA HOA MEETING

April 4, 2016

Chris Haines called the meeting to order at 7:05

In attendance

Remy, Jeff, Kathy, Rich and Rob present and Chris Haines, manager

Approval of Minutes

The minutes from the last meeting was reviewed. Motion made by Jeff to approve minutes, seconded by Kathy, all in favor.

Old Business

The board discussed the sidewalk repair proposals. Since the last meeting, Chris met with Curb King and marked all the panels they recommended by removed and repoured. The board reviewed these areas prior to the board meeting. Motion made by Jeff to accept the proposal from Curb King not to exceed the cost of \$10,500.00 to complete the sidewalk repair work to be funded by the reserves, seconded by Rich, all in favor.

New Business

The board discussed the sign proposals received to install signs along the vinyl fence on the property. The board recommended Chris reach out to Roadmark Signs to provide a proposal. This topic was tabled until the next meeting.

The board discussed the open violations for 205 Bon vie and 214 Ronja. Chris announced that the homeowner of 205 Bon Vie contacted Melrose and cured the violations. Chris will verify the violations have been cured and close the violations upon verification. The board recommended Melrose reach out to the phone owner of 214 Ronja, to demand the trash and debris left on the Lot be removed immediately. Chris will contact the homeowner.

The board discussed budgeting for future reserve costs in the future, such as milling and overlay needed on the roadways. The board will continue to look at the financials of the Association throughout 2016 and reevaluate the needs of the reserve accounts in the future. The board discussed the option of the Association dues potentially increases in 2017. This topic was tabled to allow the board to research the financials of the Association through 2016.

Remy and Jeff reported that the pedestrian gates are not functioning properly. Chris will contact the vendor to make the necessary repairs and a price to add a header bar across the gates to add stability and support for the pedestrian gates.

The board discussed damages to the vehicle gate system. The arm of the gates had come loose and damaged the columns between the gates and the pedestrian gates. Chris will contact vendors to have the column repaired. Chris will contact Accurate Electronics to get a price for annual maintenance to be completed on the gates at the community.

Next Meeting

The next meeting will be held on May 2, 2016.

Meeting was adjourned at 8:10PM.