



**BONTERRA HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
AUGUST 1ST, 2016**

Call to Order and proof of quorum – 7:08 PM

In Attendance: Remy Acevedo, Rich Rosario, Kathy Metz and Rob Ledford.

Notice of the meeting: Confirmation that notice was posted 48 hours prior to the meeting.

Minutes: Motion made by Rob to approve the previous meeting minutes, seconded by Remy, all in favor.

Old Business

- **Gate Repair Update:** Chris announced that the gate system repair was completed and the parts that required replacement was covered under the warranty. The repairs were completed prior to the meeting. The board discussed the gate squeaking while it is opening and closing. Rich will look into the concern and apply grease to the gates.

New Business

- **Violations Review:** The board reviewed the violations for the Association. After review, motion made by Rob to send 2505 Bonterra, 2502 Bonterra and 2614 Bonterra to the Association's legal counsel for their uncured violations, seconded by Remy, all in favor.
- **Community Fence:** The board discussed the community fence that has slats missing. Rob will look into the concerns and work to repair the fence slats for the community.
- **Budget Meeting:** The board discussed the Association's budget meeting. After discussion, the board will review the first draft of the budget at the September meeting. The Budget Meeting to approve the 2017 Association Budget will be held on October 3rd, 2016.
- **Landscaping:** The board discussed multiple landscaping concerns for the entrance of the community, including uneven hedges, overgrown plantings and areas of no/missing plantings. Chris will partner with the landscape vendor to have these concerns corrected.
- **Next Board Meeting:** The next meeting is scheduled for Thursday September 8th, 2016 at 7:00pm.

Motion to Adjourn: There being no further business before the board, the board unanimously approved at 8:09PM to adjourn.

Minutes respectfully submitted by Chris Haines, LCAM

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