



**BONTERRA HOA INC.
BOARD OF DIRECTORS APPROVED MEETING MINUTES**

**May 3, 2021 7:00PM
Zoom Meeting:**

Zoom Meeting:

**[https://zoom.us/j/91432443862?pwd=U0NKMVBuUTFnUnh6L00rLzVZSFJyd
z09](https://zoom.us/j/91432443862?pwd=U0NKMVBuUTFnUnh6L00rLzVZSFJyd
z09)**

Meeting ID: 914 3244 3862

Passcode: 763288

Dial in +1 (646) 558-8656 91432443862# *763288#

AGENDA

- Call to order/Establish Quorum:** Meeting commenced at approximately 7:15 PM, meeting was conducted via Zoom, President Kelly, Treasurer Bobby, Secretary Remy Director Padilla Present, VP Barbara Not Present, Quorum Established, Also in attendance LCAM Marcus Delgato from Melrose Management
- Notice of Meeting:** Meeting Notice was posted more than 48 hours prior on site within community as Verified by Board Members and Members present at meeting
- Minutes:** Minutes from April 14, 2021 were read by Marcus D from Melrose, *Motion made by Director Robert to approve as read, and seconded by Treasurer Robert, no objections, Minute Approved*
- Manager's Report:** Manager's report for May read by Marcus D from Melrose
- OLD BUSINESS:** Flag update and Vote Attorney Letter: Rule Regarding Flags Attachment provided by Association Attorney Stephan read by Secretary Remy, followed by discussion. Letter from Attorney Stephan Nickoloff accompanying Rule Attachment read by LCAM Marcus D, followed by discussion. Discussion lead by Director

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Robert on Statutes 720.304 Paragraph 2A. **Motion Made to Approve RULE REGARDING FLAGS ATTACHMENT by Secretary Remy, Seconded by President Kelly, all in favor, no objections Motion Passes.**

Alteration Application for 2709 Bonterra: Discussion followed, application needs to be submitted to Committee for review

Camera proposals review: Discussion on proposal, Discussion on other options, **Motion Made by Director Robert to table camera approvals until additional companies can be interviewed and scope modified and Melrose to obtain additional quotes, Robert to supervise research, Seconded by Bobby, no objections Motion Carries.**

NEW BUSINESS:

Gate discussion update underway, upgrade info: Discussion on gate upgrade information from Accurate Electronics, Discussion that more quotes needed, Director Robert, Treasurer Bobby, Secretary Remy will agree to meet with sales Rep from Accurate and request Melrose to obtain additional quotes; Discussion followed on purging of current list of Gate Codes, **Motion made by Secretary Remy to Send all owners and renters letters requiring current gate user information be provided to management within 30 days, as all current gate codes will be purged in the near future, Seconded by Treasurer Bobby, motion is unanimous, Motion Passes**

Code of Ethics Review and Discussion: Discussion on adoption of code of ethics for Board of Directors examples provided, decided to postpone for further review and discussion at future meeting

Appointment of POC ("Point of Contact"): Discussion this had to do with President Kelly being the primary point of contact for Melrose Management, however, in the case of violations, Board Members would be included and discussed with management prior to sending

Yard of the Quarter selection and Appointment: This matter was decided at a previous meeting, check with Barbara to insure sign is taken care of

Front cleanup discussion Quotes included: Proposals from American were discussed, other options for continuing service were discussed, **Motion Made by President Kelly to accept the front cleanup proposal by American, Seconded by Secretary Remy, no objections, All in Favor, Motion Carries,** discussion to get additional maintenance quotes lead by Director Robert for future discussion will continue

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Any new business the Board would like to introduce: Director Robert discussed the importance of enforcement of Rules as written and the necessity to update the rules to be in step with current youth of community, more to follow in future; Director Bobby wished to thank all concerned who assisted in taking down a tree limb blocking a driveway as caused by Hudson Furniture truck, a community success, with special recognition for Rob Ledford

ADJOURNMENT-Motion to adjourn made by Remy and Seconded by Bobby, no objections, Meeting adjourned at approximately 9:30 p.m.

Followed by Homeowner Input/Concerns: Discussion from community members on the topics including, speed bumps, reducing speeding, enforcement and stopping speeding, additional speed bump installation suggestions, who is primarily speeding, animals including companion dogs roaming in front yards, wild cats, removal of wild cats, coyotes, violations and others in violation of rules regarding dogs, community fellowship and future and past social gatherings, nominations for social director, Safety of community, previous law enforcement, law enforcement agreement in place currently and the evolution of Bonterra HOA relationship with Sherriff Department

Remy J. Record

13 Oct 2021

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