**MINUTES OF THE BENNINGTON COMMUNITY ANNUAL BOARD MEETING**

**Tuesday, January 24, 2023 on ZOOM**

1. **Meeting called to order at 7:42 pm**

Board members present: Sharon Freedman, Audra Richmond, Stephen Escobar, Adam Wohl, Jan Erickson and Deion Gipson.

1. **General Comments**

* Greetings from Stephen. Stephen said goodbye to the community as he is stepping down from the Board due to work conflicts.

1. **Community Comments**

* Cathi Breza – Thanked Stephen for serving on the board as President. Wanted to discuss how many residents follow the rules but what can we do when they violate our bylaws? Asked if there was a way to recognize residents who do a great job keeping up their homes. She brought up the rental units in the community and asked how we are enforcing the rules with those properties. Carla explained that owners who rent out their homes are required to send in a copy of the lease so that whoever is living there is on record. When it is known that a new renter has moved in, a welcome packet is delivered. The big problem is that the office is not always made aware of rental properties.
* Carla will reach out to the City about 32 Goodport Lane.
* Carla will ask Corinne if we can post our lease addendum on our website.
* Heather O’Connor asked if we could distribute a newsletter to the community, specifically to rental units. Carla explained that we do deliver a welcome packet to new owners and renters (when informed). Flyers are also delivered to the community reminding residents of rules that need to be followed.

1. **Formally Close Community Comments**
2. **Approval of Minutes**

* Motion made to approve the minutes from the December 13th, 2022 open board meeting. Motion made and was seconded. Passed unanimously.

1. **Treasurer’s Report**

* Copies of the financial statements are in the clubhouse, available upon request.
* Cash on hand - $33,192.83
* Reserves - $382,292.49
* Arrears - $49,364.54 – most are over 90 days delinquent

1. **Committee Reports**

* **ARC Committee –** Deion, Sharon and Nicole did a 2nd inspection of those homes that didn’t respond to their ARC violation letters. For those homes that still had the violations, they took pictures and notified Carla. Carla will send the list to our lawyer who will send out the final letter.
* **Clubhouse Committee –** Motion made to approve the deep cleaning of the clubhouse. Motion was seconded and passed unanimously.
* **Welcoming Committee –** All requested welcome packets have been distributed.

1. **New Business**

* Writing off debt – Jan made a motion to accept the recommendation to write off the debt for 6 Goodport Court, 10 Oak Shade Road, and 21 Goodport Lane. The motion was seconded by Audra and approved unanimously.
* Andrea Wagner from 7 Oak Shade Road is requesting approval to install an EV charging station similar to 26 E. Darby Court. The Board asked her for some additional information before approving. Deion recommended that the station be placed in front of her space on the curb, not to the side of the space as it is too close to the common area where our landscaper cuts grass.
* The Board will finalize both the EV charging rules and visitor space rules during the February board meeting. Carla will send out letters to the community informing them of the Board’s intended votes.
* President – Audra Richmond was nominated by Sharon to replace Stephen as Board President. Deion seconded the motion, and it was approved unanimously.
* Secretary – position is still to be determined.

1. **Old Business**

* None

**Meeting adjourned: 9:17 pm**