

Jordan called the meeting to order at 6:32 p.m.

Board Attendees: Jordan Enderle President, Mike Von Busch Vice President, John Morrissey Treasurer, Anne Pamperl Secretary, Roxane Leggott, Kent Pierce, Andy Squitieri

Secretary's Report: The August Board meeting minutes were electronically approved by seven Board members prior to the meeting. One member did not vote because he wasn't at the August meeting.

Treasurer's Report: John reported he deposited a member's payment of past/current dues plus fees and interest; total of the deposit was \$687.89. John reported payment of the following bills:

P.O. Box rental (annual)	\$202.00
Lincoln Electric System	\$44.61
Natalie Pierce (emptying of trash cans, 4 months)	\$192.00
The Tree Guys (tree pruning and removal)	\$7,311.00
Property Services (Commons mowing)	\$1,300.00
Grafton & Associates (bookkeeping)	\$330.00
Tracfone (BENA cell phone cost for 12 months)	\$162.57

John made a motion to reimburse Mike for the cost of the Tracfone renewal, Kent seconded, and the motion passed unanimously. Mike made a motion to approve the Treasurer's report, Anne seconded, and the motion passed unanimously. Note the automatic Tracfone renewal was changed to a BENA card so Mike's personal card will not be charged in the future.

John reported Grafton and Associates will be preparing monthly financial statements and the BENA Board will start seeing these in October.

Playground Projects: Multiple projects are underway, will soon be underway or are under consideration.

- 1) Swing set paint removal via wire brush was completed during the Commons cleanup on September 12th. Because of the rain that occurred after the paint was removed, the swing set will need to be lightly sanded and then wiped off prior to painting. Mike suggested using direct-to-metal paint so the primer step can be skipped. The cost of the paint is approximately \$50/gallon. After discussion, the Board decided to paint the swing set bright yellow.
- 2) The bench purchased for the basketball court users will be installed soon. Mike and Jordan had both checked potential locations and agreed on a spot on the west side of the court. Jordan will use his power auger to drill 2 holes, and Mike has concrete (2 bags) that can be used to anchor the bench in place. They will install the bench when they have time and weather permits.
- 3) The playground has room for more equipment. Mike will look online to see what might be available for a reasonable price. He mentioned a teeter totter available at meeting time. Others mentioned an excavator would be fun but they tend to be expensive. Mike will find out more about the teeter totter. John offered to haul the teeter totter to the Commons on his trailer if the purchase is made. Also, the Board talked about the broken critter mounted on a spring. Mike looked over the broken spring/cracked critter and it's not worth fixing. The Board agreed to eliminate the springy critter.
- 4) Mike checked to see how to repair the steps on the slide's ladder. The steps are chipping and should be fixed before they much worse. The chemical that is used is \$185 plus another \$45 for the primer and \$42 for shipping. Mike will check to see what weather conditions are appropriate for application of the primer/chemical. Repair may have to wait until next year.
- 5) Mike and Jordan talked about the type and timing of building simple access bridge(s) across the flow liner. All agreed to table this topic until the March 2027 meeting.

6) The Board agreed to wait until 2027 to discuss whether a grill near the playground is feasible. The insurance policy renewal this winter will be reviewed to see if the grill will be a problem.

2027 Dues: The Board talked about increasing dues in 2027. Rather than increase dues 3% of the current \$103, the dues will be increased a flat \$3.00. Mike made a motion to approve a \$3 dues increase in 2027 so that dues will be \$106, Andy seconded the motion, and the motion passed unanimously.

Property on N 20th Street: Mike saw the lot owner planting a small bush and a weeping Norway spruce tree on or almost on the property line. The tree will reach over into the Commons as it grows and the bush probably will too. Mike talked to the owner but he said he had to plant the tree there because of his underground sprinklers. The owner also complained about a small Commons tree that drops leaves in his gutters and a small brush pile in the tree line along the back property line of the Commons. This owner hasn't paid dues for several years. The Board agreed to take no action on his complaints and will monitor the tree and bush as they grow.

Grafton and Associates (G&A): Communications with G&A on timing of dues notices and amounts owed by lot owners are evolving as the year progresses. BENA will provide G&A a list of lot owners who owe past dues and how much is owed (total of dues, fees, interest) in October because G&A must prepare the dues notice mailing in November. Each lot owner needs to receive the 2027 dues notice by December 1st because payment is due 1 January 2027. The Board also talked about lot owners who overpay and whether G&A is tracking their credits, which will reduce 2027 dues payments. All agreed G&A must create a paper trail/record of credits from overpayment of dues and let BENA know.

Reserve Money: BENA currently keeps the equivalent of one years' dues in reserve. The one year requirement is not in BENA's governing documents but has been followed by Boards since the early days of the Association. Board members talked about how much should be kept in reserve and where the reserve should be kept. Currently it's kept in the checking account where it earns no interest. John or Jordan will reach out to the Union Bank & Trust Company business banker to see what sorts of interest rates are available on certificates of deposit, money market accounts, and high yield accounts. the business banker will also be asked if he had any ideas about how much should be kept in reserve.

Taxes: John will check with G&A and find out what triggers federal and state income taxes for BENA. BENA spent more money in 2025 than it took in but had to pay taxes.

The meeting adjourned at 7:29 p.m.