

Mike Von Busch called the meeting to order at 6:32 p.m.

Board Attendees: Mike Von Busch Vice President, Anne Pamperl Secretary, Greg Brabec, Roxane Leggott, Kent Pierce, Andy Squitieri, Lonnie Wells

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

Treasurer's Report: In John's absence, Mike reported the following bills for BENA:

Park Bench from Amazon (for basketball court, July 22)	\$321.61
Lincoln Electric System (for light by basketball court, July 23)	\$44.25
John Morrissey (reimbursement for 4th of July block party items)	\$50.63
Property Services (Commons mowing)	\$1,300.00
Lien release filing fee + card fee	\$12.45
Uribe Refuse Services (port-a-potty rental for 4th of July)	\$139.06
Grafton and Associates (bookkeeping)	\$330.00

The bank balance as of August 14th was \$59,373.74. Anne made a motion to approve the Treasurer's report, Kent seconded, and the motion passed unanimously.

Anne reported the Tree Guys bill was \$7,331.00. Andy has a google account and left a review for the Tree Guys, which give BENA a \$20 discount on the bill. Someone said approval of the Tree Guys bill had already been approved, so no vote was taken. Kent presented a bill from Natalie Pierce for emptying the BENA trash cans and doggie cleanup station for the past 4 months, \$192.00. Anne made a motion to pay Natalie, Lonnie seconded, and the motion passed unanimously. Checks to pay these bills will be written when John returns from his trip.

Commons Encroachment, Minor Damage: Mike and Roxane reported a resident of Prairie Ridge Homeowners Association was having tree work done in his backyard, and he gave the tree company permission to drive equipment through the BENA Commons to access the tree and remove the logs, limbs, etc. Mike talked to the guys working for the tree company, AMANCO, and told them the Prairie Ridge homeowner was not in our Association and thus could not give them permission. Mike told them they did not have permission from the BENA Board to use the Commons and that their company was liable for all damages to the Commons. They would have to flatten any ruts and replace damaged/destroyed grass with sod. The workers called their manager and then moved their trucks from Boston Drive and worked from Hedge Apple Court. Some shallow ruts and flattened grass were visible in pictures taken by Roxane. The bobcat did damage grass where the workers were turning sharply to go from the Commons to the Prairie Ridge homeowner's backyard (he has a gate that opens to the BENA Commons).

Lien Review: Mike, John, Jordan and Grafton and Associates (G&A) worked together to produce a list of active liens and the amount owned by each Lot owner who is behind on dues payments. Mike hand delivered letters to most and mailed a few to owners who did not answer their door. A few people have paid their delinquent dues and other fees. The Board talked about what to do about those who are delinquent and refuse to pay. It will cost at least \$3,000.00 to start foreclosure proceedings against the 2 lot owners who each owe more than \$2,800.00. To have an attorney send a letter will cost around \$350 per letter. Another potential action would be to contract with a company, known to one Board member, that will collect debts, such as delinquent dues, for a flat fee (unknown). The company has a 67% collection success rate. Others wondered if the delinquent lot owners could be reported to the credit bureaus and the answer is probably but a lot of time and paperwork is involved. The Board members decided to table this discussion until the full Board is present.

Board members discussed whether existing liens should be refiled. The general consensus was yes for the older liens. This will be discussed further at a later date.

Mike plans to ask Jordan for a list of lot owners who have yet to pay their 2026 dues. He is willing to draft a letter and hand deliver the letters.

Draft Fall Newsletter: Roxane brought the draft fall newsletter to the meeting. Board members reviewed it and had only a couple of minor changes. Roxane and her daughter will make the changes and get the final version to Mike, who will print it out. Board members agreed to deliver to the same streets as they did before. Mike will deliver the newsletters to each Board member once they're printed.

Bench for the Commons: The bench arrived from Amazon, and Mike has a couple of bags of cement and a couple of blocks for anchoring the bench in place. He and Jordan will install the bench adjacent to the basketball court once they determine the exact location and the weather permits. Kent said he might be able to help depending on when the installation takes place. Mike mentioned Jordan has a power augur, which will ease installation.

Other Potential Commons Improvements: The Board talked about other potential improvements that would make the Commons more attractive to residents and increase usage. As discussed at an earlier meeting, the Board would like to add another picnic table near the playground and prefers the round one that seats 8, which is cheaper than the rectangular one. Mike would like to see a grill added though the insurance policy needs to be checked to make sure this wouldn't cause problems for the Commons insurance coverage. Discussion then turned to perhaps putting in a shelter with a concrete pad and a metal roof overhead that could hold 1 or 2 picnic tables. Cost of the shelter and pad are unknown but Mike thought a simple shelter wouldn't be too high; biggest expense would be the concrete pad.

BENA Finances: Mike and Andy talked about the reserve that BENA keeps on hand and whether we should set an amount other than the rule of thumb that's been passed down from Board to Board since the early days of the Association, i.e., holding the equivalent of one year's dues in reserve. This amount is not set in the Bylaws or Declaration as some supposed. Mike, Andy, Roxane, and Lonnie talked about potential ways of investing the reserve - CDs, money market accounts, etc. The reserve and how to invest it will need to be discussed when the full Board is present.

Mike will calculate the expenses for BENA for the rest of the year. He will also ask John to get ledger information from G&A that shows our expenses for 2026 to date. The Board will need this information to make decisions about Commons improvements as well as the reserve fund size and to put together the 2027 budget.

The Board agreed a small increase in dues will need to be discussed in September. A 3% increase, which is allowed by the Declaration (Article V, Section 3(a)) would be \$3.09. It's probably easier to do a \$3.00 increase.

Someone asked if G&A calculated interest and other costs that are applied to delinquent dues. Mike answered "no". The Board must track those and provide the information to G&A.

Kent made a motion to adjourn and Lonnie seconded the motion. The meeting adjourned at 7:22 p.m.