

Anne Pamperl called the meeting to order at 6:30 p.m.

Board Attendees: John Morrissey Treasurer, Anne Pamperl Secretary, Roxane Leggott, Kent Pierce, Mike Von Busch, Lonnie Wells

Member Attendees: None

Secretary's Report: Anne reported the December 2025 meeting minutes were unanimously approved via email prior to the meeting. A copy of the minutes was available at the January meeting, and the minutes were posted on the BENA web site after approval.

Treasurer's Report: John reported he had received a receipt from the Tree Guys showing the company had received our payment for Commons tree work. Allen Surveying had promised a receipt but John had yet to receive it. However, he reported BENA's check to Allen surveying had cleared our account. These bills were paid in December.

Bills reported at the meeting:

Property Services	\$1,300 (snow removal)
Lincoln Electric System	\$42.50 to be taken out of account today (light by the Commons basketball court)

Closing balance as of 20 Jan 2026 was \$36,150.81.

The bill for Commons liability insurance was received and was \$1,208. A motion was made and seconded to pay the insurance bill. The motion passed unanimously.

A motion was made, seconded, and passed unanimously to accept the Treasurer's report.

2026 Dues Notices: Anne asked if anyone on the Board had received their 2026 BENA dues notice because she hadn't gotten one. No one on the Board had received theirs either. John sent a text to Jordan, Board President, to see if he had heard anything from Grafton and Associates. Jordan responded he would check with Grafton and Associates to see when the dues notices would be mailed and why they were delayed.

Dog Cleaning Station: Kent reported the dog cleaning station is being used by dog walkers for both bags and disposal. This resulted in fewer bags being tossed in the trash barrel. So far the station is a success.

Picnic Table Update: Mike reported he had worked on the vandalized picnic table a second time. He added more bracing after straightening the top and used a cable to attach/lock the table to the swing set. This will hopefully keep the vandals from moving the table to the basketball court where they jump up and down on it to cause damage.

Swing Installed on Commons Tree: Someone installed a swing on a tree out in the commons not far from where North 25th Street curves into Independence Road. Anne identified 2 potential lot owners as the source of the swing. If the weather moderates and John has time, he will try to contact the lot owners to determine which is responsible and tell them the swing must come down. It's a potential liability for BENA and will be in the way of the mowers later this year.

Potential Commons Maintenance in 2026: Members talked about potential 2026 maintenance projects. Lonnie said the net on the basketball hoop was in poor condition and needed replacement. He suggested BENA look into purchasing a metal mesh net, which should last longer than the type of net currently installed.

Anne said the swing set needed painting. In addition to its red color fading to pink, paint is chipping off in places and revealing other colors and rust. Priming of the rust spots may be needed, too. She also reported a couple of large rust spots on the stairs leading up to the taller of 2 slides in playground.

Anne asked if the amount of pea gravel in the playground was adequate, and Mike said yes. He said the gravel was moving to the lower end of the playground and needed to be raked toward the upper part. Kent and John said they could help Mike with this project later this year.

The culvert at Boston Drive needs fencing on the south side. A large juniper bush died, was removed, and the sumac growing in place of the juniper does not prevent people from reaching the top of the culvert, which is a potential liability. Roxane reported a gap also exists by the north side of the culvert, which too is a potential liability. Mike said used chain link fencing and posts can be found for sale online and are relatively cheap so the problem can be fixed for a reasonable cost later this year.

Resident Activities: The Board agreed to bring back 2 resident activities in 2026. Preparation for the Easter egg hunt will be coordinated by Roxane with assistance from her daughter. She will contact local businesses about prizes. She may also reach out to BENA members for help with obtaining candy and prizes, stuffing plastic eggs, and supervising children during the hunt.

Mike and Roxane talked about making the BENA FaceBook page private so that announcements of resident activities can be restricted to BENA residents and their family members. They will look into how to do this and how to ensure only BENA residents are members of the private group. Past Easter egg hunts were heavily attended by people from surrounding neighborhoods, which raised the cost of holding the activity. Roxane also mentioned we should consider not putting out the Easter Egg hunt signs by entrances to the neighborhood because they alert non-residents driving in the area.

The 4th of July parade and cookout will be held again in 2026. Lonnie pointed out 2026 is the 250th anniversary of the signing of the Declaration of Independence, so the parade has special meaning this year. Members talked about what happens during this activity and what BENA might pay for. Details will be worked out at a future Board meeting.

Everyone agreed to skip the Holiday Lights contest in 2026. As noted in the December 2025 minutes/Other, Item 1, fewer BENA residents are decorating homes. Compared to the other 2 activities, this contest attracts less attention and probably won't be missed.

Newsletter: All Board members at the meeting agreed a newsletter needs to be provided to BENA residents this year. Potential topics—Commons rules, resident activities, Commons cleanup day in the spring, and more. Newsletter contents and timing will be discussed in more detail at a later Board meeting.

Commons Tree Maintenance: Because the mowing/trimming/snow removal expense increased \$3,000 for 2026, members agreed the amount of tree work in 2026 will need to be reduced. Mike said the Board would save around \$1,000 in 2026 by not having to pay the Tree Guys to grind a big brush pile. Mike wondered why trimming and tree removal were separated in previous years. Anne provided an historical explanation. Everyone agreed separation of the 2 activities is no longer necessary. Mike reported most of the stumps left in the Commons are smaller, and the rental cost of a stump grinder is \$300/day so perhaps volunteers can remove the stumps. Anne said the Board should consider removing some ash trees this year because we didn't take any out in 2025. She suggested BENA have the tree work performed in the fall as we did this year so storm damage, if any, can be addressed.

2026 Operating Budget: Board members reviewed the 2025 expenditures and budget to see how the 2 compared with particular attention to the items that exceeded their budgeted amounts. Board members then discussed potential 2026 maintenance, resident activities, routine expenditures and devised the following budget for 2026 (see above for the discussions of some budget categories). This budget is based on 2026 dues of \$103 paid by 369 lot owners in BENA.

Budget Item	Projected Expenditure
Federal/State/County Taxes (includes property taxes, which are new in 2026)	\$100.00
Bookkeeping	\$4,200.00
Lien Filing/Release Fees	\$250.00
Commons Improvements (playground & basketball court)	\$2,500.00
Commons Liability Insurance (paid at the January 2026 meeting)	\$1,208.00
Mowing/Trimming/Snow Removal	\$15,600.00
Office/Newsletter Supplies	\$200.00
Postage	\$900.00
Rental Expenses (storage unit & PO Box)	\$800.00
Printing Expenses (including bulk mailing)	\$150.00
Resident Activities (Easter Egg Hunt & 4th of July Parade)	\$1,000.00
Tree Trimming and Removal	\$7,500.00
Technology (web site & cell phone)	\$450.00
Utilities (light by basketball court)	\$525.00
Trash Collection/Removal	\$750.00
Projected Expenditures	\$36,133.00
Expected Dues Revenue from 369 Lot Owners	\$38,007.00
Variance Revenue Minus Expenses	\$1,874.00

A motion was made and seconded to approve the 2026 BENA operating budget. The motion passed unanimously.

The meeting adjourned at 7:38 p.m.