**BETHANY PROPER TOWNHOMES OWNERS ASSOCIATION**

**BOARD MEETING**

**Wednesday, September 4, 2024**

The BPTHOA Board meeting was called to order at 7:00 PM by Board President Bill Lindlaw. The meeting was held on Zoom.

**PRESENT:** Bill LIndlaw,Dana Fowler, Bruce Young, Thomas Gargiulo, Coleman Hooper, Martin Healy, Peter Dudley, Barbara Greenberg, Carroll Drewyer, Susan Weber.

**Approval of the Minutes for Annual Business Meeting held on June 1, 2024:** Bruce moved to approve and Martin seconded. Motion was approved.

**TREASURERS REPORT/INVESTMENT COMMITTEE:** Dana Fowler

The Investment Committee met and made adjustments to the portfolio. The 50/50 bond/stock asset allocation was maintained. Year to date our investments have gained 9%. The Investment Committee will meet again in the fall to review the portfolio.

**COMMITTEE REPORTS**

LANDSCAPE COMMITTEE - Coleman Hooper

* + Sullivans will treat the crepe myrtles on September 10 and again in November. There are still some aphids on the trees. The trees will be checked again next summer to determine if further treatment is needed.
  + Island refurbishment is scheduled for this October on all courts. Coleman suggested that the grass be removed from all islands and double shredded brown mulch be used on the islands. Mulch holds the moisture better for the island plantings and does not clog the drains like pine straw does. Only the islands will be mulched, pine straw will be used in beds around the townhomes. New plantings on the islands will be heat resistant and pollinators. The cost for the mulch is covered by the current Landscaping line item in the budget.
    - * Tom inquired if an anti-weed barrier will be laid. Coleman will check with Sullivans; however, our contract does include monthly spraying for weeds.
      * Bruce inquired about less mounding of islands so that mulch is not washed away. Sullivans does not think a perimeter is needed to maintain mulch that the cement curbing is enough. Coleman will contact Sullivans with this concern.
      * Bill called for a motion. Coleman motioned that part the Landscaping Budget be used to refurbishment the islands including using double shredded brown mulch. Bruce seconded. Motion passed.
  + During the Landscaping discussion, Martin inquired about the management of contracts. The Board is currently active in managing the Landscaping contract; however, Wilgus is the property manager. Coleman assured the Board that Lauren Griffith is included on all communication and Lauren signs all contracts. The Board is actively monitoring to insure the quality of the landscaping.

ARC Committee - Peter Dudley

* + Peter is gathering information for the website as a resource for owners in maintenance of their properties. He has contacted Andersen for replacement parts and is creating a list of local contractors. When complete, this resource will be added to the website.
  + Peter confirmed that land bordering the townhomes is the property of the community. Individuals may not landscape the areas by their homes without contacting the Board for approval and using planting and cover consistent with the Landscaping plan.

POOL AND TENNIS Committee - Bruce Young

* + The life guard/attendant mix worked well at the pool this year. There were no major issues.
  + The lock on the tennis court has been a problem. The lock will be replaced on September 7.
  + An Online Reservation System for the tennis courts will become effective on October 1. Court representatives will contact owners with the procedures. The cost of this service is $300.
  + Tom and Carroll had questions about the current partial screening at the courts. Bruce is in contact with the builder to rectify this situation. All monies have not been paid to the contractor as this is not resolved.
  + Carroll asks about allowing owners to use the pool on weekends throughout September. This is not possible with the current contract with Wilgus. The Board investigated this in the past and there was not cost worthy as attendants are required for water testing. An extended pool usage will be added to the agenda for a future meeting.

**NEW BUSINESS**

* + The New Drainage system for Forsythia Court has started. The drain from Forsythia to Maplewood was completely blocked and had to be replaced. The cost of this project is approximately $15,000.
  + The traffic light at Ashwood is nearing completion. The crosswalk lines need to be redrawn on the north side of the road.
  + The new construction bordering Evergreen and Forsythia has not started. New legislation requires a greater barrier between properties; however, this project is grandfathered to the old distances.
  + The social event went well. The leftover food was donated to the fire department. Next year we should discuss the Board providing the beverages and the owners bringing food to share.
  + A Budget meeting will be scheduled for late October.
  + Bill has been updating the website. Dana will resend the audit so it is available on the website.

Meeting adjourned at 8:20 PM.

Respectfully Submitted,

Susan Weber

BPTHOA Secretary