

BENNETT RUN

Bennett Run HOA Meeting Minutes February 20, 2021 @ 10 AM

Objective: Provide residents of Bennett Run the opportunity to exchange information with the Board of Directors and with fellow residents to ensure satisfaction within the community and maintain an open dialogue between residents.

Date: February 20, 2021

Time: 10:00 AM

Location: Zion's View Community Building

1. Call to Order
 - a) Meeting called to order at 10:02 AM
 - b) Meeting is broadcast live using Facebook Live on the Facebook Bennett Run Community page.
2. Financials
 - a) Of note
 1. \$2,300 paid to Meadowbrook Landscaping for snow removal efforts in the prior two weeks
 2. Advertising cost for the Bennett Run Yard Sale was reimbursed to the HOA by Joe Souders
 - b) Financial will be posted on the Bennett Run HOA website.
3. Dispute Resolution Committee Volunteers Needed
 - a) Volunteers are asked to send an email to info@bennettrunhoa.com to participate
 - b) The DRC essentially becomes involved when two neighbors with differing points of view need an arbitration to resolve the issue at hand
 - c) The DRC will also be tasked with identifying violations which are then reported to the Violation Officer on the Board of Directors (BoD)
4. Architectural Review Committee Volunteers Needed
 - a) Volunteers are asked to send an email to info@bennettrunhoa.com to participate

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- b) The ARC is responsible for reviewing and approving unit owner requests to make permanent alterations to the exterior of their unit be that fencing, additions, roofing, etc.
 - c) The ARC is much more active during warmer months than colder months.
 - d) Any questions regarding a request would be escalated to the board for final approval.
5. Questions/Comments
- a) A question was raised regarding disposal of waste, including a mattress, in the federally protected wet lands which is surrounded by Andrew, Callie, Dylan, Jennifer in Phase II. Additional information is available using the documentation located on the Bennett Run HOA website.
 - b) A question was raised regarding parking in grass. While expressly forbidden in the Rules and Regulations, the rule isn't intended to go after people that park 2-3 inches into their grass off of their driveway. It is to prevent people from using their yard as an extension of their driveway. Additions to driveways are permitted provided a submitted Architectural Review form is submitted and the township is contacted to ensure water runoff isn't being negatively impacted.
 - 1. Preference of materials to expand a driveway is
 - 1. Asphalt
 - 2. Black Cement
 - 3. Stone would be considered ONLY if the unit owner removes at least 1 foot of soil, and back fills it with medium stone base, no gravel to be used, and lining to prevent grass or weeds growing must be included and maintained.
6. Election of the Board of Directors for 2021
- a) The current BoD consists of Joseph Souders, Mark Acosta, Brandon Ritchie, and Mike Davis
 - b) Each Board of Director member submitted their names for re-election.
 - c) Each Board of Director member received the necessary nominations and unanimous vote by those present at the meeting.

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- d) 2021 BoD will remain unchanged.
7. Adjournment
- a) Meeting was adjourned at 10:35 AM.