

The background features a large, vibrant green monstera leaf on the right side, partially overlapping a white rectangular area. The left side of the background is a light blue gradient, and the bottom is a light pink gradient. The white area contains the main text.

# Ballantrae BOD's Meeting

4-16-2025

# Agenda

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum
2. Approval of Meeting Minutes
  - a. 3-12-2025
3. Officer Reports
4. Committee Reports
  - a. Social
  - b. Rules and Regulations
  - c. Welcome Committee
  - d. Grounds
    - i Subcommittee Reports – Landscape Refresh Update
  - e. Building
  - f. Newsletter
  - g. ARC
5. Old Business
  - a. Pet Policy Change – 2 small dogs 35 pounds or under
6. New Business
  - a. Golf Cart Policy Change – Garage kept, street legal golf cart
7. Adjournment

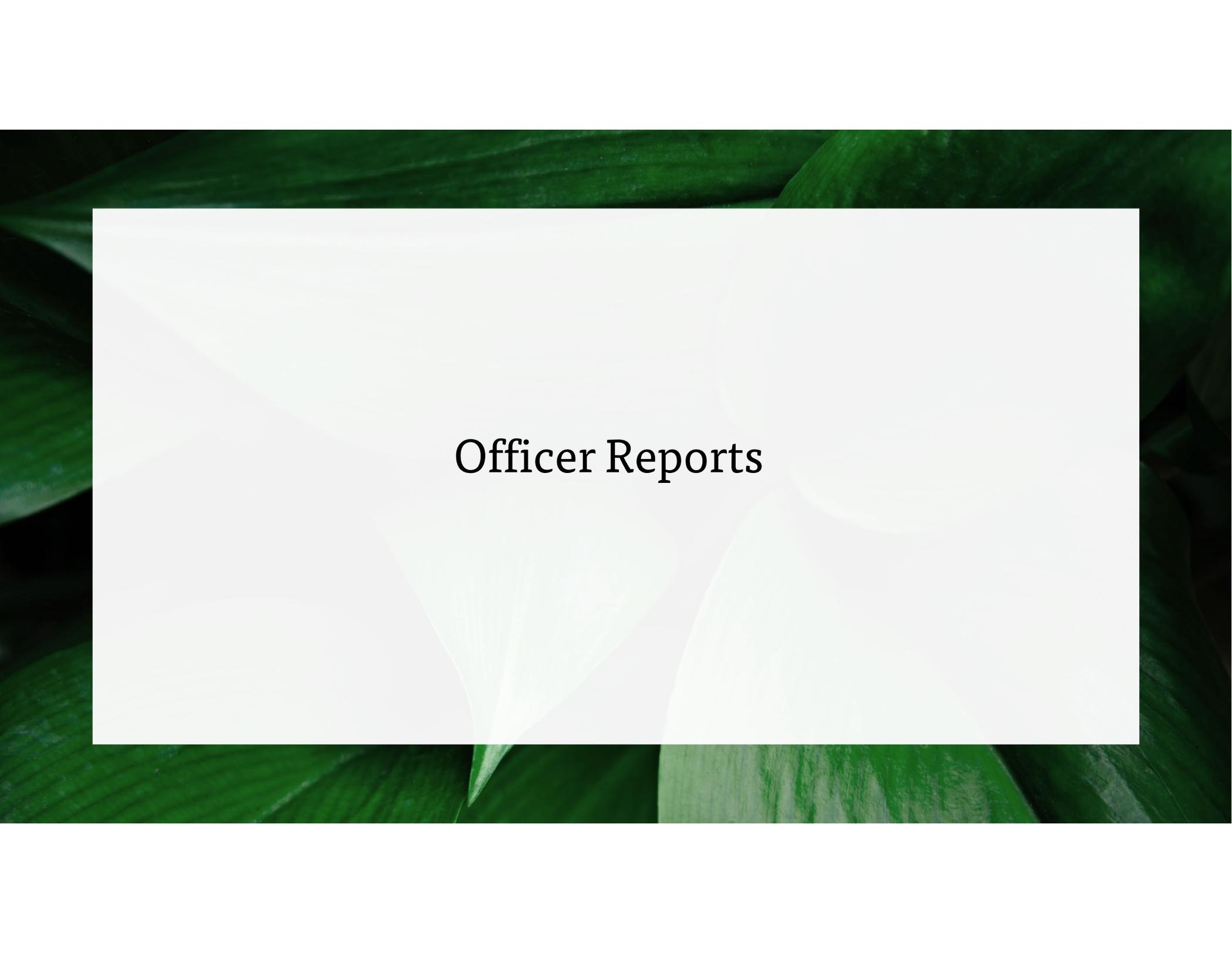


# Call to Order, Notice, Quorum

Meeting called to order at 6PM. Ben Elliott, Drew Lowether, Dennis Dryjanski, and Gordy Shonka Present.  
Notice of meeting was posted 4-2-2025 and postmarked 4-2-2025.

# Approval of Meeting Minutes 3-12-2025

Motion to approve meeting minutes as posted on the website. Seconded and passed unanimously.



# Officer Reports

# President's Report

- Beautification and Modernization Underway
- Lane's Review – 26 years
- Pavillion Status – The pavilion failed to reach a 50 percent threshold vote, so it is a no-go.
- **2025 Project Outlook**
  - Entryway – To be referenced on a later slide.
  - Aeration / Fountains – BOD is looking into a fountain solution for the pond at Carnoustie/Murifield/Gleneagle cross sections. This would provide for aeration. The board is also looking into restocking some of the fish.
  - Roadways – To be referenced later in the meeting. Roadway renewal is slated for the end of the year / beginning of 2026.
  - Driveways and Sidewalks – Planning to accelerate the concrete schedule to repave more roadways. We hope to have Murifield finished in 2025 / 2026.
  - Refresh – Further updates will be presented later on in the meeting. The refresh is underway with phase 1 trim and rip out completed. The planting should begin next week.
  - Guardhouse Security System – The board is still figuring out the best option for a camera system at the guardhouse.
- 2024 Financial Audit

# Key Financial Data

## 2024 Financial Audit Key Findings

- Financial Statements of Ballantrae are presented fairly in all material aspects
- Balance Sheet: Assets of \$745,504 year matched to the liabilities + equity for balanced report
- Income Statement – Deficit of \$32,314 at year end (due to the storm clean-up payment being due in 2024, but the assessment being due in 2025).
- End of year cash total (Statement of Cash Flows): \$278,716

## Current Information as of 3-31-2025:

- Operating funds: 115,930
- Reserve funds: 469,814
- Assets \$932,783
- Remining Roof Loan Balance: \$99, 578.52
- \$13, 509 overdue fees – Making a renewed effort to collect

# Committee Reports

- Social – The St. Patrick's day party was a great success, and the committee is looking into the next social events. Thank you everyone who attended.
- Rules and Regulations – Complaints were received about feeding the raccoons, trash being left in a front yard, and parking for longer than 2 weeks in the driveways. The board has addressed all of these and has a plan to remedy them all. In one instance a certified letter was sent for resolution.
- Welcome Committee – 7328 Killarney Drive Dave Pertle moved in as a tenant. 7317 Ballantrae Pl. Catherine Depew moved in. 3678 Gleneagle Drive Mary Fried and Pamela Palmer moved in. Please welcome all these new people to the community.
- Grounds – The fish kill that occurred in March was addressed. It is believed to be due to an Algae bloom resulting in low levels of oxygen. The board is looking into a fountain and adding fish to help. Pump repairs are being done on the Northeast Pond, slated for 4.22. Trimmings will be done this coming Saturday 4.19.
- Landscape Refresh and Beautification Initiatives (Shown on next pages)
- Buildings – The board is working to replace the Northeast pond pump's enclosure (top picture) to look more like the West pond's pump enclosure (bottom).
- Roadways – A roadway update initiative is being investigated with the board actively seeking subcommittee members as well as going after bids. The plan is to start at the end of 2025 or at the start of 2026. Please get with Ben or Gordy if you have interest in being involved.
- Newsletter – No report – vacant.
- ARC – A dual skylight design was approved to fill in an open roof atrium.



# Landscape Refresh

- The landscape company has prepped the areas from buildings 23-27
- The plants for buildings 27, 23, and 24 are in the process of being ordered and delivered by next week. Based on the speed of install, 25 and 26 will immediately follow. The goal being for a complete install around June 1st.
- The order of refresh sequence will be 27, 23, 24, 25, 26 due to how the buildings were originally noted and the orders put together
- Fran, Lin, and Ann have played a huge role in putting this all together. Please reach out to them if there are any further questions.

The landscape refresh is wholesale and the plants should be delivered this week or next. After the 5 focus buildings are complete, we are going to look at doing the buildings missed in the last refresh. A huge thank you to the landscape committee who were able to come in well under budget due to negotiating whole sale.

# Entryway Curb Appeal



Presented potential initiative to further beautify the community. Timing being worked out.



# Old Business & New Business

- Pet Policy Update – 2 dogs @ a maximum adult weight of 35 pounds each.
- Golf Cart Policy – Allow community registered, street legal golf carts to be used on the roadways, shell path, and must be garage kept when not in use. Not permitted for use on non-roadways.

Pet Policy – Survey wording was questioned, and the issue will be **tabled** until a new survey is sent. Pros were brought up to allow more freedom, allow more marketability, anecdotal evidence presented that people have turned down Ballantrae due to our pet policy. It was also mentioned that the issue of wear and tear is not as evident because we aren't in a high-rise condo, we are in villas which are more in line with single family homes. Cons were that the rule has been in place so why change it.

Golf Cart Policy – Motion to allow golf carts as presented above, seconded, and approved unanimously 4-0. Updated the rules and regulations to allow golf carts as presented.



# Adjournment

Motion to adjourn the meeting.  
Seconded. Approved 4-0. Meeting  
adjourned at 7:55 PM.