

Bear Creek Homeowner's Association Annual Meeting

July 16, 2016

- I. Call to order:
 - a. Bob Edwards (president) called the meeting at 9:07 AM MST
- II. Roll Call:
 - a. Bob Edwards (president), Russell Cowman (vice president), Kathy King (Treasurer), Gaines Berry, Wayne Wicks, Bill Stonaker, and Jack Wilson (Secretary by conference call).
- III. Approval of Minutes:
 - a. A quorum was verified and last year's minutes were motioned and seconded to be approved as published without reading.
- IV. Overview:
 - a. Bob spent some time explaining the Boards' perceptions of how the Homeowner's Association should be run. He mentioned the benefits of using a Management Company, the cost benefits of having individual lot-owners doing their own weed, willow, and prairie dog control, and the inevitability of still needing to raise annual dues by \$100.00 a year per lot in the near future. Bob's salient point is that there are many community issues that require attention yet the Board seldom has the time, finances or resources to address them all. As a result, problems build and multiply which become costly to correct. The direction he intends to set for the Association for the coming year involves focusing the Boards time on identifying the issues within the community, proposing solutions and then calling on the individual lot owners to make their own corrections. Bob closed by saying that he believes that this is the only way this community can perform the necessary routine maintenance and keep our annual dues to a minimum. With the passing of the budget, Bob prefers to redirect some of the money, that in the past was focused on minimizing a single problem, to a management company that can perform many of the routine administrative duties and allow the Board to organize solutions for the problems that are building within the community.
- V. Treasurer's Report:
 - a. Kathy King read an overview of last year's operating budget, as well as a proposed budget for the coming year. It included \$4000.00 for a Property Management Company and the merits of this were discussed.
 - b. Extra time was provided to encourage open debate from the floor regarding the pros and cons of using a management company. The Board acknowledged the concerns from open debate and committed to consider these when making their final decision.
 - c. Bob asked those in attendance to conclude the discussion on this topic and to mark their ballots following the instruction to the community provided in the Annual Meeting Notice. Bob repeated the instruction, "Those in favor of a management company should vote in favor of passing the budget and those opposed should vote to reject the budget." Bob closed the Treasurers report.

VI. Election of Board Members

- a. Bob briefly introduced the members of the Board who were running for another 2 year term and asked David Norrid to stand and introduce himself. Following David's introduction, Bob asked everyone in attendance to mark their ballots for those members they wish to serve for a 2-year term. Denise Fietek collected the ballots and tallied the votes to approve the budget and for the nominated Board members.

VII. Committee Update:

- a. Kay Street provided a real estate update for the area stating that the activity had increased on homes less than \$500,000.
- b. Wayne Wicks, Chair of the Infrastructure Committee, presented the results of an asphalt inspection that was commissioned to help validate the maintenance schedule and budget for our roads. Core samples were taken from sections of our roads installed during the three phases of installation. It was determined that the oil content from each section is similar in consistency which suggests that the future chip seal applications may be extended for a few years beyond our original plan. The benefits of this were discussed and the primary benefit being our ability to accumulate more in our road reserve. There was discussion about the price of oil and the importance of timing the majority of the maintenance while oil is still down in price. The Board acknowledged the impact the price of oil will have on our final cost and committed to review the timing of our required maintenance events.
- c. Denise Fietek completed the ballot reconciliation. Bob announced that the budget passed 63 in favor and 6 opposed. Additionally, all 4 nominated members were elected to the Board. Out of 70 ballots cast the 4 nominees each carried 64, 69, 64, and 67 affirmative votes.
- d. Russell Cowman provided a report on weed control and Bill Stonaker provided show and tell with an example of Mullein, a noxious weed that is rapidly spreading throughout our community. The Board has focused on our weed and willow problem and will contact the property owners with problems to ensure the issues are addressed. Russell provided a flyer for a resource in the community that can spray and help address these issues. Wayne communicated that the Board is assembling a list of qualified contractors and will make the list available on the website. Bill stated that it is the property owners' responsibility to care for their lots including the right of way in front of each property. However, the Association provides some maintenance to the rights of way as a service and for economies of scale. The individual property owners pay for this service through the Association budget. Bob explained that the association is spending a lot of money to defend our rights of way but fighting a losing battle. Unless the property owners control the encroachment from their land, the association is simply wasting money. In the next few weeks the Board will review the area and reach out to the individual lot owners and recommend solutions.

VIII. Bob opened the floor for any new business

- a. Bob described the fiber optic installation throughout the community and indicated that this is a benefit that other communities will not have. It increases our land values and makes it much easier for working professionals to spend months in the area.
- b. Bob described the security issues we had earlier in the year and explained that the Sheriff believes they have apprehended the criminals. The community now has fiber optic cable at the front gate and the Board is now considering installing cameras. As with everything else, the Board will balance the benefits of cameras with the demand on our budget. Bob asked for our members to contact Kathy King and buy remotes for every car. The cost of remotes is now \$12. Requiring our members to use remotes to access the community is the best form of security as the only individual using the keypad should be guests and a security camera will easily record their access.
- c. Russell asked the community to support the Greater South Fork Foundation fundraiser on August 6th. The Foundation has chosen to improve the Brown Memorial Park at Highway 15 and Highway 149 this year.
- d. Bob asked the floor for any new business. Hearing none, the meeting was adjourned at 10:57

Meeting minutes submitted by Jack Wilson, Secretary