

BEAR CREEK PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
JULY 8, 2017

The meeting was called to order at 0930 by President Bob Edwards

Board Members in attendance: Bob Edwards, Russell Cowman, Kathy King, Jack Wilson, Wayne Wicks, Bill Stonaker who took the minutes of the meeting. Board Member David Norrid was on the conference call (and was the only one on the call).

A quorum was verified.

A motion to skip reading of the minutes of the last meeting (held on July 16, 2016) was made and seconded and the minutes were approved.

Bob Edwards stated that he was withdrawing his name from the list of board nominees and that we had three openings and three spots available. The three names were Doug Shows, Russell Cowman and Kathy King. Bob called for additional nominees from the floor. No other names were submitted. Bill Stonaker moved that the three nominees be accepted. Russell Cowman seconded the motion. A vote was taken and Shows, Cowman and King were elected to the board for the next term unanimously.

The budget for 2018 was approved – with the dues increase - unanimously with little discussion. Thank you Kathy King for an excellent job on preparing the budget.

The meeting was opened to discuss the perimeter fencing for the neighborhood. Bob stated that there are 52 perimeter lots and only 14 of those lot owners voted to allow the association to monitor and maintain the fencing on their lots. And without support from 100% of the effected lot owners, the proposal for the Association to assume responsibility for the Perimeter Fence could not be approved. Mike Rahl moved that we table the issue until the Board can come up with another way to address it. Carl King recommended the Board complete the vote on both items before tabling the issue. A motion was made for a show of hands vote of those in attendance in the meeting for those in favor of and against the Association assuming responsibility for the perimeter fence. 13 hands and 28 proxy ballots, 41 total, were in favor and 18 hands and 12 proxy ballots, 30 total, were against. In summary, the Community voted in favor of the Association assuming responsibility for the perimeter fence but the effected lot owners rejected the proposal to allow the Association and easement to do the work. Mike Rahl again moved that we table the issue. Blaine Burt seconded the motion and the item was tabled for further review.

The floor was opened for new business.

Gaines Berry brought up three issues he would like addressed:

1. Placement of a notice and Realtors' box at the front entry to Bear Creek.
2. Gaines would like to see all trees in the subdivision trimmed for the first 4-5 feet from the ground to improve the looks of the subdivision and to help protect the subdivision against fire.
3. Gaines would like the Board to consider having our maintenance crew brush hog the common areas and to discuss allowing the association brush hog to cut brush and grass on individual owners' lots at the lot owner's expense.

Janell Dunsworth would like all porch lights turned off no later than 2200 each night. Rick Beauregard brought up that it could be a safety issue for homeowners coming home later at night to a dark home.

Rod Odom brought up the issue of the prairie dogs on the first mile (+/-) of the Bear Creek main entry. Rod would like the board to consider ways to control the prairie dogs on the affected properties.

Kathy King led a discussion of the budget for the upcoming year and how it has changed, including the fact that we have revised our fiscal year to a calendar year (January to December) from a July to June year.

Kathy stated that 16 lot owners have not paid their dues, a substantially higher number than last year. Bob stated that the association will follow our Collections Policy before turning it over to the Association's Attorney.

The meeting was adjourned at 1055.