

BEAR CREEK PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

July 20, 2019

The meeting was called to order at 9:00 am by President Russell Cowman.

Board Members in attendance: Russell Cowman, David Norrid, Bill Stonaker, Kathy King, Jack Wilson, Doug Shows, and Wayne Wicks.

A quorum was verified.

Bill Stonaker made a motion to skip reading of the minutes from last year's annual meeting (July 14, 2018). Wayne Wicks seconded and motion was passed. The minutes from all meetings can be found online.

Russell Cowman opened the floor for Board Nominations. Keith Maxwell, Gary Abrams, Gary Ochsner, Michael Walsh, Russell Cowman, Doug Shows, and Jack Wilson are on this year's ballot. After votes were tallied the following are new members to the board: Keith Maxwell, Gary Ochsner, Russell Cowman and Doug Shows. * As per the covenants, in order to serve as a Bear Creek board member that person's name must also be on the deed of the property.

Real Estate Review: Dan Street gave an updated report on the sales of lots and homes within Bear Creek POA. January 1, 2018 until present 1 lot sold and 4 homes sold.

Kathy King reviewed the current year's financials. As of today, there are 8 outstanding POA dues and one lot with a lien. 2020 budget was approved. Kathy also thanked the following for their help. Mike Cottrell and his tremendous help with the roads. Ferrel Fenner for tax preparation and Veronica Climie for her administrative support. Kathy stated, "It was an honor to serve on the board."

Due to extreme weather conditions the roads received some damage. Road repair and cleaning of the culverts have been an ongoing process. Had the roads not been paved, several areas would have been completed washed out. The board received 3 hard bids to complete the project. During the heavy snow fall the board saw a need for a heavier truck to keep up with the workload. A generous anonymous donor purchased a truck for the association. Todd from ACI came out to inspect the conditions of the roads. Overall, the roads are in good shape. It is important for the

BEAR CREEK PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

July 20, 2019

association to be proactive. Over the next few years the board will look at the proper time to start the chip and seal process throughout the association.

Bill Stonaker made a motion to adjourn the meeting. Mike Koscielniak seconded. Motion passed and meeting was adjourned at 10:00am.