

BEAR CREEK PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

July 11, 2020

The meeting was called to order at 8:58am by President Russell Cowman.

Board Members in attendance: Russell Cowman, Wayne Wicks, Bill Stonaker, Keith Maxwell, and attending by phone David Norrid and Doug Shows.

A quorum was verified.

Wayne made a motion to skip the reading of last year's annual meeting minutes. Bill Stonaker seconded and motion was passed. The minutes from this meeting and all previous meetings can be found online. [www.bearcreekpoa.org](http://www.bearcreekpoa.org)

Russell Cowman invited Darwin to speak first. Darwin is the rancher who moves cows through Bear Creek. On even years the cows go up Alder Creek and come down Bear Creek. It is reversed on the odd years. Cows are pushed up in Spring and then pushed down mid to late fall (August). Darwin explained there is another rancher who also has cows on county road 15. He understands the frustration and potential damage the cows may cause. He is willing to work with owners in the association. If you do have questions or concerns, you may contact Darwin at (719)580-2118.

The floor was then open to the nominees who are running for a board position. Each person on the ballot attending in person or phone spoke briefly. After votes were tallied Bob Milam, David Norrid and Bill Stonaker will be serving on the board.

Real Estate Review: Dan Street gave an updated report on the sales of lots and homes within Bear Creek POA. As of today, no homes have sold in 2020. In 2018 3 homes sold with the average price of \$706,000 and was on the market for an average of 357 days. There are 3 homes currently for sale and the average price is \$1,000,013 and have been on the market for approximately 574 days. 20 lots are currently for sale with the average price of \$87,000 and have been on the market for 488 days.

Keith Maxwell reviewed the current year's financials. As of today, there are 8 outstanding POA dues and one lot with a lien. 2021 budget was approved.

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Wayne contacted the county regarding spraying. In order to save the association some money the board will be spraying properties that are being neglected. Everyone is encouraged to take care of their weeds and trees. Beetle Kill is slowly moving into the area and the board is asking everyone to be diligent about being proactive. Also, if you have a culvert on your property please keep it clean. Veronica will be adding names and numbers of companies who provide services to assist with the weeds and beetle kill on the website.

Rocky Mountain Beetle Busters

(719) 873-1000 [info@beetlebustersinc.com](mailto:info@beetlebustersinc.com)

Russell made a motion to adjourn the meeting. Bill seconded and motion was passed. The meeting was adjourned at 9:53am.