

2024 Bear Creek POA Annual Meeting
July 13, 2024 9 am
Redstone Room, Rio Grande Club and Resort

Russell called the meeting to order at 8:55 am. Board members in attendance were Russell Cowman, President; Mary Cottrell, Secretary, Doug Shows, Infrastructure, Bill Stonaker, ARC, and Curtis McLain, Infrastructure/Firewise. A quorum was established.

The 2023 annual meeting minutes were sent out via email and hard copy prior to the meeting. Russell made a motion to accept the 2023 meeting minutes as presented. Bill seconded and the motion passed.

Firewise-The floor was turned over to Mike Cottrell for a Firewise update. Three years ago, Bear Creek POA was considered to be at extreme risk for fire. Mike and Curtis, along with the board have been working diligently with homeowners and property owners to mitigate and reduce the risk of fire in the community. The POA is now recognized on the NFPA site and placards will be posted at both the front and back gates. The POA is no longer considered to an extreme fire risk and this will help lower or retain homeowners insurance. This is an ongoing effort to retain the NFPA Firewise status.

As of today, 24 out of the 45 occupied homes have assessments completed. The homes that have completed the assessment will receive a medallion. A certificate will be available on the website for owners to download to send to their homeowners insurance company.

The POA has 2 chainsaws available for homeowners to use for a small fee. A slash pile is available to Bear Creek property owners only. No wood scraps or debris from construction sites should be brought to the pile. Curtis and the fire department will burn the pile when the weather permits.

The POA has been able to obtain some grant funds (up to \$35,000) to assist with the ongoing costs. Invoices pertaining to Firewise projects must be paid first and then submitted for reimbursement. The POA will continue to work strategically to create fire breaks throughout the community; as well as monitoring the fence lines and emergency egresses. The POA will not be cutting down trees on private property but will cut grass near the roadway and raise the tree canopy along the road.

New construction can work with Curtis on ideas for creating a defensive area around the house with landscape.

Curtis and Max spoke about a new concern the POA is facing. The Douglas fir beetle is starting to show some signs of invasion throughout the community. The board is looking at ordering pheromone packets that will be placed in designated trees. These packets have been shown to be 98% effective. They will need to be changed once a year. At the same time there is a concern for Pinyon Scale. A letter was sent out to the community regarding Pinyon Scale in June.

To contact the Firewise committee with questions or to set up an assessment please email bearcreekfprl@gmail.com

ARC Report- Bill reported there are 10 homes currently under construction. This is the greatest number of homes under construction in many years. Two homes have been completed since last

year and 2 partials have been completed. As a reminder, the ARC works with owners to complete the work. The ARC does not approve contractors, they can only give feedback. The ARC and the POA board are not allowed to instruct contractors. This is solely the homeowner's responsibility. CC & R states anything on the outside of the home will need to be submitted to the ARC for approval before starting the work. The certificate of occupancy should be sent to the ARC.

The board is discussing changing the construction fee. Once the board has agreed on the new construction fee schedule property owners and the website will be updated.

Financial Report-Financials were sent out via email and hard copies prior to the meeting. As of the date of the meeting there were 10 accounts that have not paid the 2024 annual dues. There is still one account delinquent on the special assessment and that account is in collections. A request was made for more information regarding the budget. The budget for 2025 passed and dues will remain \$995 for next year.

Other Business- The 4 board members will remain the same for the next 2-year term. Phase 3 of chip seal and crack fill will start on Monday July 15. This will complete all 3 phases. The back gate is fully functional. The board will continue discussing replacement options for the front gate motor that will allow the gate to open even when there has been a loss of power.

Russell made a motion to adjourn the meeting at 10:00. Bill seconded. Motion passed.

The board met briefly after the annual meeting at 10:15. Bill made a motion to keep all current board positions the same as the previous year. Doug seconded and the motion passed. The Board Members and their duties for the 2024-25 year are: Russell Cowman- President Brad Shaffer- Vice President Bob Milam- Treasurer Mary Cottrell- Secretary, Infrastructure Doug Shows- Infrastructure, Curtis McLain Infrastructure/Firewise, Bill Stonaker- ARC.

The quarterly meetings will be October 12, 2024, January 11, 2025, April 12, 2025, and the annual meeting will be held on July 12, 2025.

The board discussed purchasing the gate motor as early as next week. Curtis will look at motor options and get pricing to the board. Due to two board members being absent at this board meeting a special meeting will be set up after Russell meets with Tim from ACI to further discuss changes to road construction impact fees. Bill made a motion to adjourn the meeting. Russell seconded. Meeting adjourned at 11:05 am.

****As of today, July 20, 2024 there are 5 delinquent accounts****