

Bear Creek POA Quarterly Board Meeting Minutes

January 17, 2026
9 AM MST

Call the meeting to order: Russell called the meeting to order at 9:03am. Board members in attendance Russell Cowman, Bob Milam, Bill Stonaker, Curtis McClain, Brad Shaffer, Doug Shows.

Review of Financial- reports were emailed out to the board prior to the meeting. Bob stated that the first six-month spending was approximately \$2,500 less than budgeted, which was good news. However, he stated that two items, higher interest income and almost no legal fees, were actually \$4,200 ahead of budget. So, he stated we need to make sure we stay on top of our operating costs. The board discussed potential increase in dues. Doug mentioned that there is an "adjustment factor" in many POA's. This would help build a stronger reserve account. The board discussed inflation and possible options to address this issue. For example, CPI would not have a major impact in the short term; however, the long-term impact is positive. Bob would like to address this with the community at the annual meeting.

Delinquent Accounts- 1 owner with 2 lots behind for 2025. Veronica will continue to work with the owners in collecting the amount owed.

Infrastructure Update- Board discussed if it is possible to hold off crack sealing for another year to increase the reserve account. That can't be determined until late spring/early summer. Bob mentioned that the roads are the biggest asset to the community, and it is important to keep them maintained properly. The community is aging and there are several other items that need to be addressed within the next 3-5 years. Replacing the road signs throughout the community. The gate is another big-ticket item that needs to be addressed.

Gate-There was another maintenance issue which caused the gate to stay open for most of the holidays. Brad stated that it would be one of the most important times that the gates should be functioning properly and stay closed to keep the community safe. The board discussed back up plans for the back gate. Curtis mentioned a facilities committee that would have at least one board member would be a part of. It was suggested that for the upcoming budget the gate should have its own line item with a budget for repair/maintenance.

Firewise Update -Grant money will run out in 2027. Curtis is keeping track of expenditures for both Bear Creek and individual property owners. These funds spent count towards matching grant funds.

Adjourn meeting- Russell made a motion to adjourn. Bill second. Motion passed. Meeting ended at 10:09 am.

Next quarterly board meeting is scheduled for April 11, 2026