

BEAR CREEK PROPERTY OWNERS' ASSOCIATION
2022 Annual Meeting
July 16, 2022

The 2022 annual of the Bear Creek Property Owners' Association was called to order by POA President Russell Cowman at 9:00 am in the Red Stone Room at the Rio Grande Club and Resort. A quorum was established.

Russell Cowman introduced all the current board members, and all were in attendance. Bob Milam, Bill Stonaker, Mary Cottrell, Doug Shows, David Norrid, and himself.

Russell made a motion to approve the 2021 minutes from last year's annual meeting. Bill Stonaker seconded. All were in favor.

BOARD ELECTION

Each nominee for the Board was given an opportunity to share his/her background with the audience. Ballots were passed out to those that had not previously voted.

Russell introduced David Firmin, the BCPOA attorney, and David addressed the audience and gave a brief history of his firm's work with the POA for over 20 years.

BUDGET

Bob Milan gave an overview of the financials. He updated members on the collection status for the Special Assessment collection and for the dues for 2022.

One Lot Owner has not paid his dues in 5 years. The Board has instructed the POA attorney to initiate foreclosure of the Lot.

FIREWISE

Mike Cottrell gave a presentation of the Firewise Initiative. Adam Moore from Colorado State Forest Service spoke about preparing your home for wildfire and creating defensible zones. Hard copies were made available for those in attendance. An electronic copy is available on the Bear Creek POA website. Both Mike and Adam made themselves available to answer any questions. Curtis McLain, as a representative of the South Fork Fire Department and as resident of Bear Creek, gave a brief presentation on the current efforts of the Fire Department to assist Owners in Bear Creek to comply with the Firewise Initiative.

On behalf of Bear Creek POA, Mike Cottrell presented the South Fork Fire Protection District a professional chainsaw. The saw was accepted by Curtis McClain. Mary and Mike Cottrell also donated 2 chainsaws and a large brush cutter to the POA for homeowners use. There will be a \$20 fee to cover gas and blades.

BOARD VOTE

The results of the voting:

New Board Members elected to two-year terms were Bob Milam, David Norrid and Bill Stonaker.

BUDGET

The proposed 2023 budget passed with 52 votes in favor and 4 opposed. Dues will remain \$595 for 2023.

ARC

Bill Stonaker gave an ARC report. There have been 10-12 properties sold in Bear Creek. Two homes are currently under construction. ARC has also approved two Lot Owners to install improved driveways and drill their wells. ARC expects to be getting plans for one of the homes soon.

Currently there are 3 lots in violation of the covenants. Two of them are camping violations and one has an abandoned vehicle (ATV) on the property in addition to a structure that has not been approved. The board will enforce the covenants and follow protocol with Colorado law to ensure covenants are followed.

AMENDMENT ON CAMPING

David Firmin Spoke to the Amendment and explained why it is his opinion that the Amendment has passed. The Amendment has been filed of record in Rio Grande County.

At this time, members who signed up to speak were given 3 minutes each to address the audience with their thoughts/concerns. There were speakers in favor and against the Amendment.

David Firmin spoke of changes regarding enforcement. On August 10, 2022, the state will make changes that must be followed.

The meeting was adjourned by a motion from Russell and seconded by Bill Stonaker and all voted in favor of adjourning the 2022 annual meeting of the Bear Creek POA at 10:19am.

The newly elected board met briefly after the annual meeting at 10:30. Nominations for positions were accepted and voted on. Russel made a motion to appoint Brad Shaffer to assume the term of Keith Maxwell, who no longer owns property in Bear Creek. Doug seconded. All members were in favor.

The Board Members and their duties for the 2022-23 year are:

Russell Cowman- President
Brad Shaffer- Vice President
Bob Milam- Treasurer
Mary Cottrell- Secretary
David Norrid- Infrastructure
Doug Shows- Infrastructure
Bill Stonaker – ARC

The board set dates for the upcoming quarterly business meetings. The 2023 Annual Meeting will be held at the Rio Grande Club and Resort on July 8th, 2023. Bill made a motion to adjourn at 10:45 AM. Doug seconded. Motion Passed.