

BEAR CREEK PROPERTY OWNERS' ASSOCIATION

2023 Annual Meeting

July 8, 2023

The 2023 annual meeting for 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 the current board: Brad Shaffer, Bob Milam, Mary Cottrell, Bill Stonaker, David Norrid and Doug Shows

Russell made a motion to approve the 2022 minutes from last year's annual meeting. Bill Stonaker seconded. All were in favor.

BOARD ELECTION

Russell Cowman, Mary Cottrell and Doug Shows had terms ending this year. In May 2023 an email was sent asking for board nominations. No names were received therefore no election for 2023 and all three board members will continue another 2-year term.

BUDGET

Bob Milam gave an overview of financials. He let the community know that chip sealing would be starting within the next few weeks. Roads are usually the largest budgeted line item. Discussion took place on the heavy equipment being used for new constructions. Two years ago, the board voted on an increase for new construction. New constructions are required to pay a \$5,000 new construction road fee that will be earmarked and used for future road repair. The goal is to help offset the funds used for road repair. Bob also clarified there are two accounts. One is an operating account used for daily operations and the Reserve account is used for infrastructure and roads. He also explained that the increase of legal cost was to stay in compliance with new policies issued by the state. Collections policies are now consistent with the state policies and will be followed in order to collect dues in a timely manner.

FIREWISE

Mike Cottrell gave a brief overview of how Bear Creek POA decided to become a Firewise community. It became very apparent BCPOA was one of the highest risk communities due to the vegetation, backing up to national forest and high winds. Last year, Mike and the Firewise team worked with homeowners at their request to complete an assessment and give recommendations to the owners. Once completed homeowners will receive a plaque. Homes are the priority, but lot owners and new construction can request an assessment.

BUDGET

The proposed 2024 budget passed with 53 votes in favor and 10 opposed. Dues will increase to \$995 for 2024.

Before the meeting was adjourned it was stated that the front entrance needed updates and beautification. Russell will get with Lou to get gates painted and stained. He suggested the community get together and work on cleaning up the front gate/entrance area.

The meeting was adjourned by a motion from Russell and seconded by Bill Stonaker and all voted in favor of adjourning the 2023 annual meeting of the Bear Creek POA at 10:04am.

The board met briefly after the annual meeting at 10:15. Bob made a motion to keep all current board positions the same as the previous year. Bill seconded and the motion passed.

The Board Members and their duties for the 2023-24 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 2024 Annual Meeting will be held at the Rio Grande Club and Resort on July 13th, 2024. Bill made a motion to adjourn. at 10:25 AM. Doug seconded. Motion Passed.