

Bear Creek POA Board of Directors Quarterly Meeting

April 9, 2022

Russell called the meeting to order at 9:00. Members attending via phone: Russell Cowman, Doug Shows, Bill Stonaker, Keith Maxwell, and Mary Cottrell.

Mary informed the board of a recent email received from SFFD regarding remediation. The department has offered their services to send out a crew with the class 1 chipper to the homeowners' property to do fuel reduction and remediation for \$95 an hour. This is all dependent on the department's availability. Mary suggested this information be sent out to all property owners. Starting in May, Mike will work with Curtis and start a preliminary overview of the subdivision. The next step will be to create a list in order of importance. The auxiliary back up for the gates will also be installed. Mike will donate 1 inverter and 3 batteries towards this project. An additional inverter and wiring will need to be purchased. The estimated cost is less than \$500. Keith suggested a few full-time owners have the bypass code to the gate in case of an emergency. There is also a concern of the back gate only opening halfway and making it more difficult for the fire department to bring in a truck if necessary.

Roads: Russell is waiting to hear back from Todd with ACI. As of now, the plan will be to start road repair in May and Chip seal will begin in June. It will then be decided if the completion of the road work should be finished in 2 or 3 parts with the goal of having everything completed by next year.

Security Cameras: the board discussed the importance of having homeowners register their vehicles. This will facilitate screening if there was an issue. It was suggested to add the reminder in the annual dues packet.

Financials were emailed out prior to the meeting. Keith updated the board that as of today, there are 55 lots who have not paid the infrastructure special assessment. The board discussed sending out another reminder of special assessments and then including in the dues letter of the road work that will be starting in May. Russell asked Veronica to contact the local bank and find out what the current CD rates are at this time. She will report back to the board with the information.

Keith asked about the tractor. Was the plan to sell the tractor or keep it? Currently, Lou is using the tractor for various jobs throughout the community. Russell would like for Lou to research the cost of a spreader for the tractor. This will help Lou's work be more efficient especially in the winter months. Lou will gather information and Russell will report back to the board for a vote.

The board is working with the attorney on a proposed covenant change to prohibit camping. The primary concerns are:

1. Bear Creek is now designated an Extreme Fire Risk according to the state assessment earlier this year. Camping increases the risk in our community, especially as residents

have reported seeing campfires, even during burn bans. Driving on dry grass creates a risk, as does smoking, outdoor cooking, and other camping activities.

2. The Board has become aware of lots in Bear Creek being marketed as “RV Lots”; this is not consistent with the upscale nature of a gated community, and an increasing number of RVers camping for the 90-day summer timeframe would likely decrease property values.
3. Mary is concerned that with the difficulty in reserving RV camping spots, we should consider a vote in advance of the summer meeting, so that campers will have time to make alternative plans in the event the amendment passes.

Russel made a motion to use a mail in ballot for a proposed amendment to prohibit camping on unimproved lots. The motion was seconded by Mary Cottrell, and there was unanimous approval to proceed.

The board discussed the possibilities of increasing dues for 2023. Russell and Keith will work with Veronica on the upcoming budget. The board will then decide if dues need to be increased for 2023. It was suggested to start billing in January of each year in stead of waiting until April.

Annual Packets will need to be prepared and ready to send out no later than mid-June. Russell would like to meet with the board a week board the annual meeting to review the agenda.

Keith made a motion to adjourn. Russell seconded. The meeting adjourned at 10:05AM.