

Bear Creek POA Board of Directors Quarterly Meeting

October 15, 2022

Russell called the meeting to order at 9:00. Members attending via phone: Russell Cowman, Bill Stonaker, Mary Cottrell, David Norrid, Brad Shaffer, Bob Milam.

Mike Cottrell gave an update on the progress of the Firewise project. As of now, 17 houses have completed the mitigation. Three additional homes have requested review. There are 3-4 homes who have not formally requested mitigation review but are independently working on their property. Plaques have been purchased and will be posted when a home has fully completed all the mitigation work. The Firewise team ongoing projects:

1-Continue communicating with property owners.

2-Burn Pile- They were waiting for snow fall before burning the pile. Mike told the board it would take a couple of hundred dollars to burn the pile completely. And on that day, they would individuals to tag team to watch the fire. Chief Off would also send someone to assist if they were available at that time. Post fire clean up will need also need a crew.

3-The power to the back gate has been restored. Lou is looking into have boxes made to house the motors. This will allow both sides of the gate to open.

4-Roadway grassfire mitigation. Grass will be cut along the roads in the community.

5-Seeking approval to create a moderate fire break between the community and the forest. Raising the canopy, removing dead tress etc.

6- Evaluate fire wells.

Mike is also working on a grant application to possibly assist with the costs of all the work. Great progress has been made since the project was started.

The board discussed purchasing a spreader for the truck. This would be safe and more cost-effective way to disburse sand during the winter. Information was sent to the board on a potential spreader. Cost is roughly \$3000. Bob M. asked if this would increase the cost of sand since it would most likely use more than in the past? Mike informed the board this would not increase the budget a great deal. Russell made a motion to move forward with the purchase of the spreader. David seconded. There was no more discussion. Motion passed.

Roads: As of today \$223,000, have been spent on roads. There are 5 owners delinquent in paying the special assessment fee. Bob and Veronica are working together and following the collection process. The board also discussed road damage within the community due to heavy equipment, the Construction Impact fee and if that is enough to cover damages. Is it possible to have a weight limit on the heavy equipment used while building? Bill suggested a page on the website dedicated for new construction information.

Security Cameras: Flock has been paid up until February 2023. At that time, the company will pick up cameras and all services will stop. In the meantime, a Ring camera has been placed at the back gate and working well. Russell made a motion of adding more ring cameras along with a sign stating there are cameras throughout the community. Bill seconded. There was no further discussion, and the motion was passed. The board wants Lou to go ahead and install the ring cameras even before Flock picks up in February.

Russell has spoken to Darwin on a regular basis regarding the cows. Darwin did say that if any property owners wanted to put up a fence on the north side, he would maintain the fence. The board will contact the forest service to see what regulation there might be for putting up a fence.

With no further discussion, Russell made a motion to adjourn the meeting. Bill seconded. Motion carried and meeting adjourned at 10:11 AM