

BCOPOA MINUTES

July 11, 2022

Meeting called to order at 7:05 PM. Michelle Martinez, president of the BCOPOA, explained that this meeting was to review our current deed restrictions and how it can incorporate an amendment to control the building of roads from outside Bear Creek and joining roads within Bear Creek. The Village (City) amended an ordinance to control this and our request to the attorney was to make recommendations to enforce this through our restrictions. Understand that this meeting is being held to allow those interested in keeping Bear Creek the community we enjoy and help keep our restrictions enforceable and within the laws of Texas.

Michelle introduced the attorney, Mr. George Basham, retained by the BCOPOA, and turned the meeting over to him

Mr. Basham began by explaining the deed restrictions enforcement and how amendments are approved. He discussed his proposal (draft) and how he came to his recommendations. Our POA will need to comply with the Texas laws currently in place. Our association will need to create an architectural control committee to approve plans for new construction and improvements. This committee will need to be composed of individuals not a member of the Board or who live within a home of a Board member. His intention is to give our association the most authority possible to enforce the restrictions.

A question was posed regarding what parts of our current restrictions are not in compliance with Texas law. George itemized that information in his proposal and will be made available along with these minutes.

Questions regarding our three phases and how amendments are voted on and approved. The current restrictions are set up for each section but are repeated for each section.

How to vote: the laws afford electronic, vote by mail, and in person at meetings. Zoom meetings are allowed to accommodate those unable to attend. Understand that this would require someone to be available to set up and control the meeting.

Regarding the restrictions in the draft that speak to landscaping, paint color, sculptures, etc.; these are not meant to become part of the restrictions, they are proposals only and would need to be approved by the owners by a majority.

Amanda Cooley and Katie Hallberg volunteered to create a survey to make available to the owners and report the results to the BCOPOA within a reasonable time. That information will be shared with Mr. Basham, and he will use it to prepare another proposal to be shared with the community at the next meeting. The time, date and location will be posted on the BCOPOA website, USPS mail, emailed to those who provided them and signs will be located on N Madrone Tr. and Bear Creek Dr.

The meeting was adjourned at 9:05 PM.