

# Understanding Bear Paw Boards

There are multiple boards in Bear Paw:

- Property Owner Boards:
  - Bear Paw Property Ownership Association (BPPOA)
  - Cottage Owners Board
  - Condos Tree I
  - Condos Tree II
  - Hiwassee Lakefront Property Owners Association (HLPOA)
- Bear Paw Service District (BPSD) – only BPPOA lot owners are subject to BPSD

## **What is the relationship of Bear Paw Property Ownership Association (BPPOA) and Bear Paw Service District (BPSD)?**

BPPOA lot owners are subject to BPSD regulations. The BPPOA members are made up of lot owners in the Bear Paw Service District. Board members are elected annually at the May BPPOA meeting. BPPOA Board Members are automatically nominated and appointed to be BPSD Board Members. The two boards have different functions. BPSD Board Members must be approved by the Cherokee County Board of Commissioners.

There are seven board members each serving a 2-year term and may be elected for another 2-year term. The election each year alternates in electing 4 new members one year and 3 new members the next year. Elections are held each year at the May meeting where owners of BPPOA lots may vote (1 vote per lot owned) if you are in good standing (your taxes are current).

## **What is the purpose of the Bear Paw Service District Board?**

The purpose of the BPSD board is to manage the Bear Paw Service District. The "Service District" is a local government and must adhere to all applicable North Carolina state statutes as well as Cherokee County governing laws. The BPSD has no members, only your elected board members can vote on items brought before the BPSD board.

## **Why does BPSD exist?**

The BPSD board by law is authorized to set and oversee the budget for the purpose of maintaining and managing BPSD assets such as: common areas, roads, pool, tennis courts, playground, clubhouse, and mailbox area. BPSD is also authorized to provide security, administer the business affairs of the Service District, establish Zoning Ordinances and provide other services required and/or allowed by the County and State. The funds to accomplish these tasks come from your Bear Paw taxes. The BPSD also may implement special assessments, user fees and other contract fees. The Bear Paw Service District Board are your elected officials authorized to run the district and are approved by the County, to do so. The Bear Paw office personnel work for the BPSD only.

**What is the purpose of the BPPOA?**

The BPPOA is more what you may understand to be a "HOA". Like a "Homeowners association" your BPPOA members may vote on changing bylaws, vote on social guidelines, how they want the BPPOA funds spent and if there are any dues. Currently, there are no dues. Through the efforts of many property owners along with donations, fundraisers and volunteers, BPPOA conducts several social events coordinated by a sub-committee, CAC (community action committee). The board members are your contact for the BPPOA issues. Contact the CAC for sponsoring a special event.

**Additional Resources**

This is meant to be an overview to assist you in understanding how things work here in Bear Paw. You may want to refer to "Local government rules in North Carolina" to understand the Service District and read the By-laws of both BPSD and BPPOA.