

## **Bear Paw Property Owners Quarterly Meeting – 03-23-2024**

The meeting was called to order at 10:23 by Arthur Lecours and welcomed guest Sherry Raines from Peachtree Broadband Fiber.

Members present: Arthur Lecours, Mark Ackerman, John Stockard, Bruce Roydes, Stan Wise, and Bob Cowdrick

Member Absent: David Elliott

### **Pledge of Allegiance**

Art Lecours led the attendees in the pledge of allegiance.

### **Minutes**

Arthur Lecours made a motion to approve the minutes of the 10/21/2023 Regular Meeting as written. Stan Wise seconded the motion. The motion passed 6-0.

### **Financials**

John Stockard gave a financial report of the CAC account which has a \$9257 balance. The CAC will be looking for funds for events.

### **Old Business**

Internet Update – Arthur Lecours introduced Sherry Raines who gave an update on fiber install. Two grants were received for installation. 70% of Bear Paw falls in the grants but 100% will be available. Drops will be available in July. Meg Smith mentioned phone calls were not being answered Janice mentioned April 27<sup>th</sup> community meeting about internet at Bear Paw. Beth Lucchesi questioned who is on the list. Linda Hughes questioned if regular phone would be available. Routers will be required before installation. Mike Maul remarked about a satellite dish on the water tower. Janice replied it will not be done. Bridges will be crossed. 160 miles of fiber with mostly underground. Mark Ackerman asked about the steps that needed to be done. Account needs to be built and install date supplied with a homeowner need to be onsite. Existing conduits cannot be used. No installation cost for Bear Paw homeowners. Arthur Lecours discussed the opportunity for 1 gig complimentary for the Bear Paw office.

Communication Update – Mark Ackerman shared information about the Bear Paw website and the launch of the new website. As we go forward, we need correct email addresses for access to the website's portal. The website will be launched to the board members for the testing and then live to the homeowners in April. Lydia Kennedy mentioned that correct emails are needed for newsletters. Arthur Lecours added that critical information can be pushed out to homeowners. Beth Lucchesi asked if we can have two emails and how can the email be verified if a homeowner. How can we reach those individuals not in the room. Steve Smith asked about two factor verification. Arthur and Mark thanked Trica Swiger for her help with the new website.

Water Update – Arthur Lecours remarked Gary Peacock with Carolina Water will continue to invest in getting additional water in Bear Paw.

CAC Update – Lydia Kennedy noted that the CAC will continue to do what was done in the past, with the exception of the Chili cookoff. Arthur Lecours additional new activities will be announced. Linda Hughes noted that last year the board approved the advanced funds. Arthur Lecours stated that once the amount was determined it will be voted on.

**New Business**

Garage Ordinance Appeal – Arthur Lecour reported that Tom Anderson reported about garages. A future zoning meeting will be held to discuss detached garages. The meeting notice will be posted on the website and clubhouse

**Discussion**

Meg Smith asked about the school bus parked at the clubhouse. Arthur Lecours mentioned that is privately owned and it will be moved.

Linda Kennedy suggested concerns should not be on Facebook but sent to the website.

Mike Maul asked if the Halloween Group could use the horse stable property for gatherings. Bruce Roydes noted about the community involvement for these events. Arthur Lecours suggested more information will be needed about the intended use.

Lois Huntington mentioned the idea of a bed tax. Arthur Lecours suggested it would be a May meeting topic. Linda Hughes said it cannot be a tax but a fee. Mike Maul commented on previous rental taxes. He mentioned Steve Jones has history on this.

Linda Kennedy suggested changing Bear Paw Resort to Bear Paw Community.

Linda Hughes recommended the Hiwassee Dam Fire department needs volunteers. A better fire rating will take in effect June 2024

Linda Hughes mentioned elections occur every May. Arthur Lecours mentioned board members must be residents and taxes in current status. Board members are needed. Four seats are available. Candidates’ bios will be in the newsletter.

Gary Cerfus inquired about bulk packages and leaving them at the guard house or at larger lockers. Arthur Lecours will inquire with the Post Office about larger boxes.

Gary Cerfus commented about pine tree seedlings. Not limit on pine trees, only hardwoods. Arthur Lecours commented about the previous Fire Wise program. Undergrowth on homeowners lots are the responsibility of the homeowners.

**Adjournment**

Motion made to adjourn the meeting at 11:32 by Arthur Lecours. Mark Ackerman seconded. The motion passed 6-0

Respectfully submitted,

Bob Cowdrick

Secretary

*Bob Cowdrick*

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*Secretary Print Name*

*Bob Cowdrick*

*May 25, 2024*

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*Secretary Signature*

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*Date*