

Bear Paw Service District Quarterly Meeting – March 23, 2024

The meeting was called to order at 9:00 a.m. by Arthur Lecours

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. Mark Ackerman seconded the motion. The motion passed 6-0.

Financials

John Stockard presented the financials of the service district. \$297,000 on operating accounts. Behind on collecting taxes. Arthur remarked that in comparison of financial to last year vs this year, we are in a good position to make facility repairs.

Property Report

Pool – Mark Ackerman reported that the pool is in reasonable operating conditions. Pumps are running fine. The biggest issue is our flow meter needs to be addressed and replaced. Tina is retiring and will train Chucky for pool maintenance. Arthur mentioned that the pool will be opening as quickly as can and before Memorial Day. Extending the pool beyond the summer season requested.

Roads – Bruce Roydes reported he met with Travis the road contractor twice. The plan is to fix roads where need. The budget of \$45,000 will be used. Many dirt roads need to be smoothed. Travis will plan to be in at the end of April. The list of priority roads from previous board will be used.

Security – Bruce Roydes reported our guards are great. We added two extra fill in guards. No major concerns. Thefts from Bear Paw reported last year, Mark has worked with the detectives and have identified suspects, some have been caught and some have not. Made 1 arrest and issued a warrant serving in another state. The suspects had experience with the property in advance and did not come thru the gate. Arthur remarked the individuals were caught on cameras and assisted in the case. Homeowners may consider adding cameras.

Zoning – Stan Wise reported we have had a couple of completions and forwarded those to the county. No permits are being issued due to water. Tree requests, some approved and others denied. A tree ordinance exists. Tom Anderson remarked that his well was being tested and contacted Mr. Peacock concerning new well possibility.

Property and Grounds – Mark Ackerman reported that the clubhouse needs some issues that need to be addressed that include cleanliness and repairs. A priority list being developed, including tennis court cracks and playground. Other items include pressure washing, painting, fences, etc. Painting the beams will require a specialized contractor along with roof repairs. The fixed asset fund has \$38,000 to address repairs. The budget meeting in May will need to address repairs needed.

Office Administration – Arthur Lecours and Lydia Kennedy reported smooth operations. Printers may need to be replaced. Arthur thanked Lydia for her efforts.

Financial Management and Bookkeeping – Arthur Lecours reported during the last 3 months we have made a significant change. Previously we had a remote bookkeeper. There was a desire to professionalize the accounting. The audit was successful with no financial concerns. The bookkeeping will be done by Precision Accounting, whom was recommended by the auditor. The cost of the bookkeeping was increasing and the hope is to move into a contract with Precision for the future at a lower cost than the remote bookkeeper was charging. The John Stockard reported Precision also is the accountant for Fontana Dam.

Old Business

Internet Update/TCC Easement Approval – Arthur Lecours reported on behalf of TCC they are moving rapidly for service in Bear Paw. All of the overhead lines are completed and underground lines continue. An easement has been provided for a box structure near the gate and access to bore under roads. June/July is the target for service. Meg Smith questioned if the access will go to the end of Wildwood Drive. Infrastructure map has been requested.

Water Update – Arthur Lecours reported that two wells have been drilled on Bear Paw property. The gallons per minute was not viable. The plan is to bore two more wells if they cannot buy wells so that additional taps can be added. Carolina Water has been very cooperative. Mike Maul asked the approximate location of the new wells.

New Business

2023 Budget Amendments – John Stockard reported the dumpster balances and legal services accounts balances move into an administration payroll. Expense is at 80% of the year which needs those funds. John made the motion to move \$7500 from 6445 and \$4550 from 4310 to Admin and Payroll to 4111. Arthur Lecours made the motion and Stan Wise made the second. Mike Maul made a comment about marina dumpster.

2022-2023 Financial Audit Results and Corrective Actions – John Stockard reported positive results from the audit and the auditor remarked about the corrective action being minimal number of employees. Arthur Lecours remarked about hiring a part time manager. The funds saved on dumpsters and payroll would be used.

Approve Part Time Manager Position for Service District – Arthur Lecours reported in previous meetings the discussion about a part time manager. In the past it was a full time position. Looking for day in and out of the amenities. This will be a 20 hr per week position with monthly checkpoints for six months. Arthur Lecours made the motion to seek a part time manager. Mark Ackerman second. Stan Wise remarked the hope would be to find an individual to take on zoning and other functions.

Board Open Discussion and Announcement

Tom Anderson is a builder for over 50 years. He was present to discuss detached garages and to make a formal request for detached garages. Changes to the zoning to allow for detached garages would be required and Tom is willing to assist. Arthur Lecours remarked garages can be attached to a home by a common wall or by a walkway. Tom read Bob and Sherry Traverse's letter who has requested to build a garage but it was denied based on the current covenants.. Arthur Lecours asked if water was being supplied. No water will be provided. Concern is that garages could be the entry point into residency and not living space cannot part of the garage. Linda Hughes commented about how many structures can be on a lot and zoning changes need to be done at a separate meeting. Betty Harvey questioned what distinguishes a garage from a storage unit and garage conversions to living. The ruling applies to any structure. Susan Paulk remarked about boats and trailers along the roads. Arthur Lecours replied that roadside clutter needs to be addressed. Bud Paulk asked about the control of trailers and campers. Arthur Lecours replied you can own and park on your own property but you cannot live in a trailer or a boat. Visitors cannot live out of a trailer longer than a week. Zoning covers trailers.

Stan Wise mentioned that tree companies are dumping on the TVA property on Ridgewood and Primrose.

Linda Hughes followed up on trimming limbs being done by utilities that they request to remove the branches.

Lois Huntington concerns about increasing the number of Air B&B. Arthur Lecours noted that this concern should be originated in the property owner's association meeting and brought to the board. Rentals have been part of Bear Paw since inception.

Betty Harvey remarked about tree trimmers blocking Frank Lane without signs. Arthur Lecours mentioned using the contact Bear Paw. Betty requested that the parttime manager position oversee this type of actions.

Arthur Lecours moved the meeting be adjourned and Mark Ackerman second. Motion Passed 6-0. The meeting was adjourned at 10:13 am.

Respectfully submitted,

Bob Cowdrick

Secretary

Secretary Print Name

Bob Cowdrick

May 25, 2024

Secretary Signature

Date