**Bear Creek HOA Meeting Minutes 11/03/2024**

**The Bear Creek HOA Meeting took place at the BC Chapel and via ZOOM, starting at 3:07pm and convened at 3:59 pm. A total of 37 lots were represented in person, zoom or proxy, along with local deputy Sheriff.**

**Welcome 2 new homeowners:**

**Andy & Dale Johnson – who purchased William Lledo home**

**Doug & Debra Demuth – who purchased Jason Gruver’s home.**

**Discussion of old business:**

**a)      Cedar Management is gone, Claudia has taken over treasurer duties and HOA Board handling all concerns, along with the assistance of legal counsel if necessary.**

**b)      As reviewed in June, per Jim Slaughter, legal counsel, May's Board resolution will be changed to delete mileage being paid to any HOA Board members. This will alleviate any potential issue in the future as it can be viewed as "self-dealing and can be bad politically". The Current Board have never received any monies for their time or mileage.**

**c) Pool Update: Sand still needs to be redone/ Nick will take care of this in the Spring. Pool has been winterized and a plumber will be winterizing the pipes for the heaters. The restrooms will stay open for those using the gym. Discussion on pool expenses and confirmed pool heater works great, mandatory upgrades on valves and drainage done and up to code. Discussion Wilkes Pool/aka Poolside Paradise bill.**

**Reminder: We are a community of amenities with the pool being very important.**

**Discussion of New business:**

**a)    Rental Property are allowed in our community. Please ensure if you are renting your property that community rules are followed. 1) Speed Limit (due to gravel, animals, visibility, safety) 2) Stopping at stop signs – discussing of stop sign at Bear Den and Honey Tree circle. Shorty will be moving the sign to be more visible, it’s on the list.**

**b) Discussion on wants vs needs and “banking” money first before any additional added “wants”. Amenities add value to our property. Sparta is next in line for the ‘boom”.**

**Budget ratification review:**

**a) Items discussed:**

**Bear replacement in progress**

**Staining of Gazebo and deck quotes**

**Fencing replacement as needed (on Shorty’s list) starting with front entrance**

**b) Changed format on spreadsheets – too many categories, much easier and concise now. H.R. Block who conducted our audit last year has been consulted on accounting practices and budget categorization.**

**c) Dues increase and continuing to try to get/keep community in good shape. Budget for 2025 passed.**

**Hardiplank is not approved – even though it is a much better product than wood (maintenance, endurance and value) only types of products stated in the covenants can be used.**

**Newsletter will be out “soon” – not much going on in the community. A big shout out to Shorty for making us a priority during the hurricane and continuing to keep us on schedule (1 more mowing, along with leave blowing once all leaves have fallen).**

**Meeting adjourned.**