



**Bear Creek HOA Special Meeting
Sunday, August 30th, 2026**

- Lisa Hospers opened meeting 2:11pm
- Present at the meeting 19 lot and/or home owners (in person or via zoom)

A big thank you to all property owners who participated in this enormous issue. The largest response rate ever. The last time this was discussed was 2024 and due to “lack of participation” this was not passed – not due to “no votes”. The final vote was an overwhelming:

68 YES — 6 NO

It’s official... Hardie Plank has been approved for Bear Creek!

Heather Kline our attorney, will be preparing the covenant.

Lisa shared the following: (which will be in the monthly newsletter)

Wood-grain fiber cement siding, such as Hardie Plank or a comparable approved product, will be a great asset to Bear Creek, particularly for lot owners looking to build or sell their property and for the continued marketability of our community as a whole.

Bear Creek has been around for approximately 20 years and building products have changed considerably during that time. As materials and technology improve, we believe it is important to periodically evaluate our Covenants and consider whether thoughtful updates make sense for the future of the community. In this case, owners overwhelmingly agreed that they do.

What does the approval mean?

To be clear, approval of Hardie Plank does not change the overall architectural character of Bear Creek or open the door to other siding materials such as vinyl.

Wood siding is already an approved building material under our existing Covenants. Hardie Plank and any comparable product approved by the ARC must reflect that same natural wood appearance. In other words, the look isn't changing, the material used to achieve that look is.

Hardie Plank, or a comparable approved product, must conform to the existing natural character of our community. It must have a wood-grain appearance and be finished in natural tones designed to resemble wood. Bright or non-natural exterior colors will not be approved for homes or shutters.

While homes built in Bear Creek to date have used D-log siding, that has been the choice of individual homeowners and/or their builders. Wood siding has always been permitted by our Covenants, so a traditional wood-sided appearance is **not** something new being introduced into the community.

What we are doing is allowing owners to achieve an already-approved aesthetic using newer building products that offer advantages in areas such as durability, resistance to insects and rot, maintenance, and, in the case of fiber cement products such as Hardie Plank, greater fire resistance.

The product may be evolving, but the look of Bear Creek is not. Our goal remains the same: preserve the rustic, natural mountain appearance that makes Bear Creek, Bear Creek. The ARC will be meeting soon to determine the guidelines for new materials.

Most importantly, thank you for participating. Whether your vote was yes or no, we truly appreciate that so many owners took the time to make their voices heard. That's exactly how community decisions should be made. Again, thank you, Bear Creek!

The meeting concluded at 2:18.