

DATE: January 2, 2024

PLACE: Community Chapel

TIME: 1pm

RE: A quorum is not required to move forward with budget ratification.

At November's meeting the majority favored increasing the road maintenance and road repair line items in 2024's budget to a total of 35k to improve our roads. This would bring our annual assessments for 2024 to \$1,375 per lot. The Board is also in favor and is following through with the majority vote and has ratified the budget for your consideration.

Proxies received at both October and November's meeting are still in effect. Unless you return this form, your prior vote concerning gravel roads will stand.

All new proxies must be received before the meeting begins.

I am for the 2024 budget ratification. _____

I am against the 2024 budget ratification. _____

Name (printed) _____ Date _____

Name (signature)

Lot Number(s) _____

Return to; Bear Creek HOA – 60 Bear Den Road Sparta, NC 28675

Or bearcreekhoasparta@gmail.com

Fence/Signage Repairs	6,500.00
Snow Removal	0
Community Lawn Service	23,000.00
Owner's Lawn Service	(+/-)
Owner's Landscaping	(+/-)
Pest Control Maintenance	675
Building Repair/Staining and Painting	2,000.00
Garbage Pickup	1,200.00
Phone/Internet	1,500.00
Electricity	11,000.00
Propane Gas	3,000.00
Insurance	4,000.00
Property Taxes	0
Taxes (IRS)	400
Franchise Tax	500
HOA Management Co.	6,600.00
Accounting	0
Legal Fees	500
Bank Transaction Fees	50
Impact Fee Refund (\$1500 collected/\$500 refunded)	500
Owner Refunds	0
Tractor Lease	0
Transfer to Reserve	0
Other Expense	750
Total Operating Expenses	123,715.00

2024 Budget with 25k ratification to include gravel and ditch/culvert repair as outlined in AJ's (S&T Grading) bid sent out on 11/8/23.

Notice of 'Special' Budget Ratification Meeting and Proxy