



Bear Creek HOA Special Assessment Meeting Minutes 11/18/2023

In attendance, proxy's and via zoom included a total of 52 lot owners/votes, Sheriff in attendance.

Meeting commenced at approximately 2:33pm

HOA president, Lisa Hospers, opened the meeting thanking everyone for their input on the special assessment ballots.

Items at hand:

Discussion on ballot vs proxy.

The majority voted "yes" on well/ 10x10 land being deeded to Chediak/Ruiz, so passed.

The majority voted "yes" on gravel road work bid by AJ. Resulting in \$295 special assessment in 2024. Goal is to do gravel where needed most, ditch and culvert work and maintenance of the roads. There will be no "quick fixes" not going to waste any more money. A plan will be in place. Approval for AJ to start ASAP upon final approval, pending funds, and charged at the first of the year. Cannot continue doing a box blade for the scraping of the roads. The little \$5k a year budget does nothing for the roads. Need to find a motor grater or wet stone. Discussion on gravel size.

Discussion of tar & chip and Bear Den road. Not approved.

Light package not approved, more of a want than a need.

Focus and worry on (library) roofing issues that might need attention in the near future.

Discussed Payment plan, which will be on a private case by case basis. Cedar Management will be handling. Just a reminder Paypal payment is available, so credit cards can be utilized for all dues & fees.

No objections to or questions (outside of pond maintenance fee) concerning approved 2024 budget (Option 1).

Yearly assessments \$1080 per lot + \$295 road assessment = \$1375 per lot 2024 approved by majority. (2024 budget will be ratified to include.) Discussed late fee & interest fees and laws.

Discussion of 2023 Budget and possible excess items:

Roof shingles being with warranty (library)? Reserve funds/items.

Treasurer report will not be finalized until December, still pending payments for 2023 (Shorty)

Item up for Vote tally:

Gravel: 31 yes, 19 no Tar and Chip: 15 yes, 35 no Chediak/Ruiz well: 43 yes, 5 no, 2 absent

Fountain light: 23 Yes, 26 no, 1 absent

Meeting adjourned 3:30pm