

Bear Creek HOA Meeting held on May 28th, 2022.

13 members were present. Quorum was present at the meeting. There were 12 proxies.

President Chris Powell brought the meeting to order.

Minutes from the October 2021 meeting were read. In that meeting the board ruled all outbuildings must be log sided. Any outbuildings built before that time were considered grandfathered.

Yolanda Chediak, who is constructing an outbuilding currently, claimed that because the other sheds in the community were not log sided, she felt they should not have to conform to the October ruling. It was mentioned that at the October meeting the board had clarified that all outbuildings from that point on would have to be log sided. A discussion ensued. President Chris Powell stated that he personally did not care what they did. Secretary George Faulk suggested that the board and the Architectural Committee get together. No decision was made by the board on this matter.

At the **president's comments**, he thanked the Architectural Committee for all the work they had done regarding new home construction going on. He noted the passing of George Medina. George was our first Secretary/Treasurer. Rick and Terri Payne have sold their cabin and moved. The board thanked Rick for his service as Vice President and wished them both luck. Darrell Green's company has been out and completed work on the ditches along the main road and on Pond View Lane. HOA also added six loads of rock for the roads throughout the community and at least three more loads would be needed. Insurance policies were added to provide the community with financial protection in case of improper use of community funds. President made note that all owners should be mindful not to trespass. All lots are private property and he asked HOA members to avoid trespassing on the new construction of sites in the community. All ATV and golf carts should remain on the roads and adhere to the posted speed limits. The pool is open until September 30, 2022. At the time of the meeting, the heater was not operating correctly. The Air and Heat company had an appointment to be out next week. (Fixed and correctly operating days after this meeting) The President mentioned that the new cabins on lots 40 and 43 would be sharing the well with the HOA (pool). President Chris Powell informed the owners that he would not be seeking reelection next year for personal reasons.

Treasurer's report was provided by George Faulk. George expected the HOA to carry over at least four to five thousand dollars this year. The current balance in the reserve account is at \$22,303.95 and in the operating account there is \$34,594. At present there are only 2 owners that have not paid so far this year. The treasurer was excited to point out that due to new owners assuming Mario's lots under construction, the HOA will have increased revenue streams due. Mario pays only one HOA fee, not multiple fees on the multiple lots he owns.

New Business: President asked if anyone was interested in assuming the Vice Presidents duties for the remainder of Rick Payne's term (December 2023). Jason Gruver volunteered and was appointed as Vice-president by the present board members. There was discussion on putting together a rental policy where an owner that was renting their cabin would inform the board via the Bear Creek email of the dates of the rental, renters name and type of vehicle they would be driving. There was discussion about creating a neighborhood listserv to keep all interested parties abreast of community activity and to share commonalities like numbers to favored maintenance people or house painters, etc. Board members would be negotiating with Shorty's Lawn Service to take over the pool and pond maintenance.

The president notified those in attendance that lot 66 would be going up for auction on June 28, 2022. This lot was not paying dues because the owner had passed away several years ago and the estate did not care.