

May 26, 2018

## Minutes HOA General Meeting

First General meeting of the Bear Creek HOA was held at the Bear Creek community Club House, the meeting was called to order at 2:00 pm by President Chris Powell.

The President introduced Vice President Rick Payne and Treasurer George Medina to the owners that were present at the meeting. There was a quorum present to conduct business.

The President thanked the board members for all their hard work in getting the HOA up and running.

The board also thanked Mario Gonzalez for his help in making the transition a smooth process.

The board also thanked the Architectural Committee for their work, members are: George Faulk, Karli Meagher and Giulio Maniglia.

The President went on to discuss some of this boards accomplishments since starting up in January. The board purchased of a computer and printer, created a web site and obtained a new email address. A phone line was installed at the library to receive incoming calls to the HOA. We have a one-year contract with Mario Gonzalez for the use of the tractor to maintain the roads which will save the community about \$3000.00 this year. Negotiated a new contract with Shorty's Lawn Service to mow and trim all the common areas and got the homeowners a reduced price on the cutting of their lawns. Purchased new No Swimming signs for all for ponds as well as new life preservers. We are now in the process of treating all the ponds for invasive plants and algae. We also have a new contract with H&R block to handle our monthly bookkeeping as well as the taxes at the end of the year.

Treasurer George Medina then took the floor to discuss the financials for the Bear Creek Community, we have collected \$40585.91 on HOA dues and a total of \$54522.32 income. Total expenses so far this year of \$15637.69 with a net total of \$38884.63 in the bank. The budget will be posted on the Bear Creek web site.

Vice President Rick Payne took the floor for the Bear Crossing road vote. After a lengthy discussion period, where all owners that were present had a chance to express their concerns. After owners that were present vote Vice President Rick Payne tallied the votes that were received via mail and validated by legal counsel. The final vote was 20 votes to open the road and 23 votes to keep Bear Crossing Road Closed. It was agreed to by all owners present that owners would be able to use Bear Crossing Road in an emergency.

The Board moved to New Business:

The Board proposed to have 2 General meetings a year one in May and the other in October it passed unanimously, we will have a meeting in May and the other in October.

Owners were made aware that we will be holding elections of officers at the October meeting in 2019 and the new board will take office starting in January 2020.

There was discussion on the posting of signs in our community, the by laws state there are only 2 signs permitted, for sale and construction permit. The board suggested to the lot owners that were in

violation of this by law to use the purple paint that the state has approved to indicate No Trespassing. The owners agreed to remove the signs, the board will purchase the paint.

President Chris Powell went on to discuss some of the ongoing issues taking place in our community, Shorty's Lawn Service will be spraying Round up on the roads soon, this has been delayed due to all the recent rain.

Mike the painter will be back out here to finish painting and staining all the common areas (Chapel, Library and Gazebo's).

Chris Townsends company will be out to discuss options on fixing Solitude Lane as it has continued to wash out badly after each rain storm. Now cones have been placed so no traffic will enter. Mario Gonzalez has agreed to be financially responsible for this project.

Mention was made that there is a 3% credit card transaction fee for those owners that want to pay HOA dues on line.

A new fountain will need to be purchased for the big pond as the old one has stopped working. This will cost the community approximately \$1400.00 to \$1500.00 dollars. The fountain will be ordered sometime next week.

President Chris Powell closed the meeting by thanking all those owners that took time out of their schedules to attend the meeting. Also thanked Officer Glass of the Alleghany Sheriffs Department for his presence at the meeting.

At 3:45 pm the President called for the meeting to be adjourned.