

Bear Creek HOA

Minutes Meeting October 9, 2021

Meeting was brought to order by President Chris Powell. Roll call was taken, a quorum was present 22 owners, including proxies.

President's opening comments: Chris Powell welcomed everyone that took time to attend the meeting. Commented on how the community is looking, Shorty and his crew have one more cut for the season. They will be back later in November to blow leaves and complete the fall trimming.

Community has added snow markers along the sides of the roads so when winter comes A.J. will be able to see where to plow.

The big pond drain cover was removed during the summer to allow the duck weed to drain out of the pond. The cover was replaced with several pieces of rebar to keep large objects from clogging the drain.

Treasurer's Report: President Chris Powell presented the information in George Faulk's absence.

The budget was reviewed at the meeting and will be posted on the website. The board anticipates having at least \$20,000.00 left in the reserve account at the end of the year.

There were no nominations made from the floor for Vice President.

A motioned was made by M. Moore to close the vote, seconded by W. Preston, Rick Payne was elected unanimously with 22 votes.

New Business: Proxy vote changes, the board was asked to extend the time a proxy was to be kept on file. After a discussion with the owners in attendance it was recommended to keep the proxy the same, proxies will have an expiration date of midnight on the day of the meeting.

Heating and air unit for new building, will cost approximately \$3200.00 including installation, this will be installed later this year or early next year. A combination lock will be installed on the new building after all work is completed, the combination will be sent to all owners.

The purchase of a weight machine in November will cost approximately \$1400.00. A bicycle will be donated to the community from Maite Ruiz and Yolanda Chediak, the community thanks them for their donation.

Discussion on log siding for all outbuildings, the board clarified that all outbuildings, need to be log sided and those existing sheds would be grandfathered in.

Closing Remarks: A.J. (Gregg Wagner's son in-law) will continue with the snow removal for our community with the same agreement that was made with Gregg.

Reminder that next year the community will be voting for the President and Secretary / Treasurer's positions for anyone that may be interested.

Motion was made to adjourn by M. Moore and was seconded by J. Powell.