

BC HOA Meeting Minutes

12/20/17

Attendance: Mario Gonzalez, Audra Barbour, Chris Powell, George Medina and Rick Payne

The meeting started by going over the work items that needed to be completed.

- Chris would fix the plumbing
- The window sash had been ordered
- Electrician would be out as soon as the weather cleared
- Shorty was almost done
- Greg Wagoner was called to bring in ½ load for the chapel and crush and run for the curve by lot 16
- Chris agreed to drive through the community and make sure Jamie was done
- Mario agreed to take care of the well and light for the pump house and pay the meter, the HOA will take care of the exterior
- Mario was to meet plumber regarding the leaky faucet at club house
- The light fixture had been ordered.

Chris asked about a seal and Mario and Audra said they would research that.

Mario agreed to have the tractor serviced in January and said he would call John Allen to meet with Chris to get that done.

The library lockbox is broken and Mario said he would bring the old one from Creekside.

Audra gave George checks for \$500 transfer fees for lot 12 and 36, dues for lots 70, 72, 73 and 93. George said he would deposit checks on January 2.

HOA declined the \$1500 loan as they felt they had enough to get started. Mario suggested the board send letter to local attorneys making them aware of the \$500 transfer fee as well as the new contact information.

The HOA will do an introduction letter and Audra will email the mailing label document.

Audra will bill Mr. Lledo for Lot 50's half of the shared well fees on behalf of the HOA for 2018.

There was some discussion regarding liens that have been placed on lot owners that still owe back dues. Mario asked Board to sign agreement stating that if we received any collections from these back dues that we would send the HOA the check to deposit and they in turn would send Mario a check back for that amount. The board said they would discuss with attorney and if attorney was ok with that arrangement they would sign agreement.

The next meeting was set for December 29th, 2017 at the clubhouse at 10am.

There was some discussion regarding Bear Creek Club and giving the HOA first right of refusal if Mario decided to sell. It was decided that we would table this discussion in good faith until the beginning of January when we could discuss with Ms. Ivey.

It was agreed upon that Mario would pay for the lawn maintenance of lot 43 and the HOA would maintain the other empty lots.

The meeting was adjourned