



Bear Creek HOA Bi-Annual Meeting Minutes 10/30/2022

The meeting convened at 12:30pm. In attendance, quorum of 10 lot owners.

Acting President, Jason Gruver opened the meeting with introductions of self, along with

Acting treasurer, Lori Lacassagne and At Large Board member Mehdi Beiknejad.

Welcomed and confirmed votes elected Ward Preston and Gary Smith on the board. Board members serve for a 3 year term.

A board of directors meeting to be held via Zoom Tuesday 11/1 at 8:00pm to determine roles.

Current budget report distributed and reviewed by Lori Lacassagne. A date will be set in December or beginning of January to discuss and determine 2023 budget numbers. Brief discussion regarding upcoming additional expenses for roads, pool heater and income assessments to be factored in for this meeting.

Outstanding Assessments for lot #67 - arrears for 5 years. Need to contact our attorney to put a lien on this property.

Items/Punch list covered included:

Dust on Roads-Additional gravel, 7 loads, are scheduled to be brought in. The additional 10 mph signage placed to remind everyone (and this helps reduce dust).

Discussed stop signs - painting the wood poles, possibly new stop signs and cutting back vegetation that is hiding the signage. A lot of vehicles don't stop (probably because the signs are hidden).

Playground needs repair and agreed we should have it removed. Will offer the playground "for free" to residents and if no one wants it will contact Allegany Cares to see if they would like it.

Five new picnic tables were donated by Mario. Ward and George have been replacing deteriorated tables.

Mario has offered to donate \$2000 towards greenery for around the Gym/Shed building to assist with bringing back the beauty of this area from all angles.

Discussed the need to replace missing and broken fence poles. Brought up removing some fencing that is not needed (ie: behind bushes) and then utilizing those poles to fix or replace other sections. Determined homeowners are responsible for their fencing repairs. Possibly looking into a "bulk" pricing?

Voting Electronically platform - to reduce postage, time, make it easier for everyone to respond. Working on standardizing a system to ensure everyone is comfortable utilizing this. Discussion secret vs anonymous.

Postman incident regarding resident. Any further issues will result in the post office not delivering mail to individual homes. A community postal mailbox will have to be installed at the entrance. It is possible the HOA would have to be responsible for the cost of this (possibly \$5,000). The Postmaster did say a 10 mph speed limit is unreasonably slow and makes it very difficult for them to do their jobs.

Cameras in the Gym to be removed. Only outside around the pool are cameras to be, with no audio. Signage to be prominently displayed in the area "under surveillance".

The meeting was adjourned approximately 2:00pm.