



Bear Creek HOA Special Budget Meeting Minutes 10/22/2023

In attendance, proxy's and via zoom included a total of 46 lot owners, Sheriff in attendance.

Meeting commenced at approximately 2:40pm

HOA president, Lisa Hospers, opened the meeting with introductions of self, along with introduction of BOD members.

A recap of all items completed since May meeting, 2023 budget and updates:

The only pending item is power washing and staining of gazebo due to repairs still needing to be made.

Cedar Management Company has taken over, but a few transfer items/issues are taking longer than anticipated. All communication and questions should be directed to them, not the HOA BOD. We pay them a flat fee to handle any questions or concerns regarding our community, along with other duties too.

A new garbage dumpster was received this week, on Thursday they will be putting it in the enclosure. Additional pick-ups will be arranged during the busier times (ie: summer and holidays). Budget still in line.

The front entrance sign has been picked up and is in the process of being repaired. The "K" is being fixed and steel pole option is moving forward. Due to the "back and forth and the cancelling in the spring" of this, it is now costing us double the original quote, so overbudget with this item.

Legal fees are over budget due to the suing of the HOA. The ruling was in favor of the HOA. The question of whether we could charge for the fees the HOA incurred was asked. NC is a 50/50 state so we cannot. Presently legal expenses have reached \$800. This number may increase as billing continues to come in. It was noted that when selling your house, it must be disclosed if there are any pending lawsuits against the HOA. Currently, there is not.

The "main road" received 5 truckloads of gravel in June, this barely made a dent and there is not much left in the road budget for this year. (The price of gravel has increased substantially over the past 6 months)

Information was distributed in September with a "sampling of bids" for road work and gate estimates, along with a survey to gauge what were the most important items to all the owners in BC. This was used to determine the 2024 budget along with any special assessments that would be needed.

The most complaints received over the past year were in reference to the roads. Extensive research was done regarding different solutions to the road condition. (Asphalt, Tar & Chip, Gravel) Discussion regarding the grading of the roads, grading tool, the gravel size & ditch repair. We will be adjourning until next month the special assessment for roadwork. Additional opinions, bids and details will be discussed and voted on at this meeting.

Entrance Arm vs Gate and Maintenance gate discussed. A coded gate lock is to be installed on the maintenance gate, but concern will be having the (garbage, farmer, construction) get out of the truck to close the gate behind. It was mentioned a new, longer entrance arm was in the garage and should be switched out with the current shorter arm.

Discussion of community items being put on the "want" list vs "need" list.

Budget Option #1:

Increased dues to \$1080 with homeowners having an additional \$100 for garbage services. Donation, community events and office supplies were decreased from 2023. The management company will take over for HR block, which will save us money. Landscaping the same (services to be reviewed with Shorty), property taxes eliminated (found out we do not have to pay this, unfortunately we cannot be reimbursed from past years and had to pay 2023). Included and increase: Pond maintenance, Pool – (acid wash, drainage replacement and heaters), dehumidifiers for chapel and library and fixing or replacing bears in community.

Confirmed we are being very prudent with the expenditures, but the community MUST get items fixed, repaired and in good working order and without a reasonable increase in dues this is not possible. The dues have never been raised in 16 years and based on inflation they should be at least \$1350. We are trying not to have homeowners be expected to fix and work at BC and to be fair and understanding.

Reserve Funds, currently only \$26,000+ which is not very much. The library and chapel roofs are in very bad shape. We must ensure the infrastructure is sound, and currently it's 15-20 years old. Discussion on roofing, roads, drainage, ditches, bids, needs vs wants. Reverted to bids regarding road work: Townsend did original roads, possibly could do 2 x year maintenance, motor grading. Excavation, current blade incorrect and creating problems. Grading s/b done twice a year. Discussed #57 grade gravel on flat areas and crushed on sloped roads.

Discussed pool servicing, stop signs, library usage, gym use and beautification.

Voted and approved Budget #1

Road assessments & well deeding special meeting to be held next month. Date and time tbd.

Meeting adjourned 3:48pm