

Bear Creek HOA

May 25, 2019

- Meeting was brought to order by President Chris Powell at 11:00 am
- President Chris Powell recognized that there was a quorum present of 15 owners
- President Chris Powell thanked everyone for taking time out of their busy schedules to attend the meeting. The President introduced the board members to the members. Brought everyone up to date on the activities in the community, Shorty's Lawn Service has been out mowing and has completed the trimming and mulching of the community. The ponds have been treated and will continue with treatment each month until October. Mario's painter's have been out to complete the painting of the deck at the back pond, the first coat has been finished and the crew will be out this week to complete the second coat. It was also mentioned that there was a tree planted and a plaque placed near the small pond across from the basketball court in memory of our friend and neighbor Dawn Shelton.
- The President went over the budget income and expenses that the HOA has incurred so far this year. (A copy of the budget can be found on the Bear Creek website). It was also noted that only 3 owners have not paid their HOA dues in full this year. An appointment with the attorney has been made so that liens may be filed on 2 of the owners and will discuss with the attorney the cost involved in moving towards the foreclosure process next year on the one owner.
- The President informed everyone of the issue with the road on Black Bear Ridge, Darrell Green's company will be out later this summer to fix the ditch and to place a covert across the road to help divert the water at a cost of about \$5,000.00.
- Discussion on updating the language in the bylaws, it was agreed to, that the board would check into the cost and this something that could be planned for in next year's budget.
- In accordance with the bylaws the board asked for two volunteers to be on the election committee along with President Chris Powell. The board would like to thank Munsey Moore and George Faulk for volunteering to participate.
- A motion to was made by President Chris Powell to change Article V Section 2 Term of Office: From two-thirds of the members of the Executive Board shall be elected for a term of two (2) years and the remaining members of the Executive Board shall be elected for a term of one (1) year, and at each annual meeting thereafter the Executive Board members shall be elected for a term of two (2) years.
- To: two-thirds of the members of the Executive Board shall be elected for a term of three (3) years and the remaining members of the Executive Board shall be elected for a term of two (2) years, and at each annual meeting thereafter the Executive Board members shall be elected for a term of three (3) years.
Discussion followed the motion was seconded by Munsey Moore and the vote followed. The motion was passed with a 15 in favor of the change and 0 against.
- There was a short discussion on the letter that the attorney sent to Mario Gonzalez dealing with Bear Creek Club LLC. The letter was shared with the owners that were present. Our attorney has not contacted the board on any response from Mario Gonzalez at this time.
- The meeting was adjourned by President Chris Powell at 12:15 PM.