



# Bear Creek HOA

## Bi-Annual Meeting Minutes

### 05/28/2023

In attendance & proxy's included quorum of 33 lot owners.

Acting President, Mehdi Beiknejad opened the meeting with introductions of self, along with introduction of all homeowners present.

April treasurer reports distributed & passed amongst membership (only 5 copies available). Ward Preston (resigned treasurer) noted we are in the "black". May report will be forthcoming via new BOD. Noting that only 7 Motorcoach members paid and are continuing their pool membership, we will need to get the pool keys back from families opting out. This will decrease revenue budgeted. Outstanding Assessments for 5 lots (3 owners). Need to possibly put a lien on the owner with 3 lots.

#### HOA Management Company

Motion & Voted to move forward with enlisting the services of a Management company as soon as possible. 1 bid received approximately \$900/month, 2<sup>nd</sup> bid to be received in the upcoming week. Agreed this will protect us all and serve as a buffer, abide by the guidelines of the community, assist with quotes and work to be done. Numbers to be calculated to determine if a special assessment is needed this year, but most likely assessments will increase 2024.

#### Front Entrance Repair

Motion & Voted to move forward with obtaining metal/steel poles for the front sign entrance. Confirmation received the insurance company will be issuing a check for "like kind replacement" less the \$1000 deductible. Mario Gonzalez has offered to donate \$1500 towards the repair. The steel poles will not need the maintenance and care the wood logs needed.

#### Front Gate

Motion & Voted to table the automatic front gate for more research to be done on what is involved with installing, accurate cost (various numbers from \$6000-\$27000 have been submitted), cement, pillars, all discussed – agreed that having black steel poles signage will look good if/when we decide to move forward with a gate.

#### Road Improvement & Repair

Motion & Voted to move forward with getting 8 loads of gravel, asap (ensure proper size & 20 tons each load) for a short term fix, currently in the budget. Tammy Canada shared research and obtaining quotes for a long-term solution from qualified companies, section by section. Determined Bear Den Rd is currently the only road used to enter and exit, so repairs and gravel to start there – table further discussion on long term for October meeting. Road repair funds to be utilized. Short term gravel to be distributed Bear Den Rd as currently the only road used to enter and exit, spots heavily traveled with mud and holes. Karli was to research what the requirements are for a state-maintained road.

Discussion on Dust Control, 10 mph speed limit, and Speed bump.

Be respectful and a good neighbor while driving in the community, especially on Bear Den Rd as it has the most use, thus the most dust. Dust & Safety are the issue. Various minimum speeds shared for school areas 15-20mph. Agreed we would all be mindful. The yellow 10mph signage is back in place.

### Pool

Mountain View Pool will be coming every Friday to service the pool. The Health Inspection should be 1 -2 weeks out. Much work has been done with fixing equipment, tiles, “green to clean” and ensuring water balanced. We are in need of someone (s) to check the pool area, including bathrooms, take water sample ,log results, spray down deck (lots of bird droppings) and check to make sure gates are locked daily (maybe 1 hr a day). Most likely 3 -4 days a week (when Lori or Lil not up and able to). Karli Meagher to check with the school if local teenagers would be interested in doing this – payment \$50 plus free pool membership for themselves + 1.

Concerns: Heater on its “last leg”, it’s too big for the pool, need a smaller one (estimate around \$3-4,000). Need to have it checked for possible leak as \$2000 was spent last July/Aug on gas for heater. The dolphin pool cleaner needs repair, Mountain View Pool suggested purchasing a new, faster, more efficient one (\$750).

Motion & voted to obtain quote for repairing and/or removing Water Feature. Gasket totally rotted and baskets cracked. Currently non-operational.

### Punch List items:

Motion & voted to remove Playground.

Motion & voted to remove some trees around the library (moss on roof) and playground area., remove the old “aerator” that is in the corner.

Motion & voted to investigate relocating the dumpster and adding another dumpster, possibly towards the playground area after removal. To be discussed in October

Motion & voted to remove the few remaining “Bear signs” around the community, old and worn.

Basketball pump house – flooding due to slope of cement, no threshold on door. Need to fix cement slope, modify draining of water, treat inside for mold and replace sheet rock. Need professional estimate

Pressure wash gazebos & common areas (Mario has offered to donate \$250 towards this)

Lighting – Blue Ridge has been contacted to fix light posts not working (ensure yellow not blue lights)

Cleaning of areas around library, on Shorty’s list?

Cleaning of Chapel, restrooms (chapel & pool). Linda Moore volunteered to clean the chapel. We will look into employing a cleaning lady 1 x per month to clean restroom.

Discussed replacing stop signs with normal size signs as a lot of people don’t see them and thus don’t stop.

The alarm for sewage, breaker is off, has always been that way for past 4 years – per Chris. Should it be on (when breaker is switched on the alarm goes off constantly)

Discussed having a “community clean up day” – we can all work on making a dent on some of these items!

Election of Officers – Nominated from the floor: Tammy Canada, Claudia Pace, and Munsey Moore. Gary Smith resigned, all 5 BOD positions open. New BOD: Lisa Hospers, President Mehdi Beiknejad, V. President Lori Lacassagne, Secretary Tammy Canada, Treasure Claudia Pace, At Large.

Appointment of Vernie Dove, Dan Hospers and Yolanda Chediak to join the Architectural Review Committee, assisting with reviews and recommendations to the BOD for approval on requests

The meeting was adjourned approximately 5:35pm.