



Annual meeting held at Bear Creek on October 10, 2020 at 11 AM

Meeting was brought to order by President Chris Powell at 11:10 AM, there were 16 members present and the board received 16 proxies. A quorum was announced as present.

A motion was made to accept the minutes from our July 2020 meeting as posted on the Bear Creek web site. Linda Moore seconded the motion and the motion was passed unanimously.

Opening comments: President Chris Powell thanked everyone for taking the time to attend the meeting also thanked those owners that participated in the process by sending in their proxies. The president welcomed and introduced several of our new neighbors that were in attendance. The president noted that Shorty's Lawn Service made the final cut of the season on Thursday October 8, 2020, noted at this time was that the community was looking great. President Powell went on to explain why the vote on the rental issue that was voted on in July was vacated after consultation with our attorney.

Treasurers Report: George Faulk spoke on the state of the community's budget which is currently at about \$19,000.00. He also anticipates a carryover of about \$10,000.00 this year.

Club House deal with Mario Gonzalez was brought forward by President Chris Powell for open discussion with members. This deal allows Mario Gonzalez to keep the Club House Building and the Bear Creek community will get the pool area, the dividing line will be the metal fence between the building and the pool area. Mario Gonzalez will give the HOA \$50,000.00 to be used to enhance the pool area.

A motion was made to:

1. Allow the Board to move forward in having lot 93 split and having the pool area deeded over to the Bear Creek Community and the HOA to receive \$50,000.00. Motion was seconded by Yolanda Chediak. Motion passed Unanimously, 32 in favor and 0 against.

Discussion on allowing Motorcoach owners to use Bear Creek amenities at a cost of \$300.00 a year paid to Bear Creek HOA for those Motorcoach owners that choose too, this is a one-time offer.

After open discussion, a motion was made to:

2. Allow Motorcoach owners to pay Bear Creek HOA for the use of our community amenities. Motion was seconded by Jomarie Powell. Motion passed 31 in favor 1 against.

President Chris Powell started a discussion on raising the HOA dues starting on January 1, 2021 to \$900.00. Keeping in mind that if the deal on the club house goes through the owners will not have to pay Mario Gonzalez the \$300.00 for Bear Creek Club membership.

A motion was made to:

3. Raise the Bear Creek HOA dues starting January 1, 2021 to \$900.00, only if the deal on the club house and pool area goes through. Motion was seconded by Mr. Moore. The motion passed unanimously, 32 in favor and 0 against.

Chris Powell made a motion to vote again on the changes to amend the Declaration that were voted on at the July 2020 meeting on the fencing and not allowing the combing of lots.

4. Fencing is to be split log, 4 foot in height, wooden in nature and there will be no combing of lots for the purpose of reducing an, owners HOA dues.

Motion was passed unanimously 32 in favor and 0 against.

Open Discussion: President Chris Powell opened the floor to the owners that were present. Several of the owners remarked that the board has done a great job in keeping up all the common areas and the community looking great and they were hopeful the deal on the club house goes through.

Closing Remarks by President: Future plans for the Bear Creek community are to continue with the fixing of the roads by having new ditch work completed along Bear Lodge Drive and Pine Valley Drive. We will also be restocking the ponds with carp and brim, to help reduce the unwanted growth in all the ponds. The board will be obtaining estimates on having a new building placed at the pool area to be used as a fitness center and social room. Board will also be getting estimates on building an outdoor kitchen at the pool house (bathroom and pump area). Board will keep the community informed on these projects as they move forward from the planning stages to getting contracts to completion.

Motion was made to adjourn the meeting.

