

**Bear Creek HOA Annual Meeting
Sunday, November 2nd, 2025**

- Lisa welcomes everyone and our new neighbors, Colleen and Ruby Hines, to the community.
- Present at the meeting 21 (land/home owners) and via zoom 11 (land/home owners)
- The budget ratification has been approved. The only change being that AJ will no longer cut the deep grass and Shorty will handle that responsibility. Also Monitoring of pool expenses (i.e.: unexpected gas bill just arrived)
- The meeting ballot to move future meetings from May to November passes, as explained that November timing makes more sense for budget planning.
- Due to the lack of responses of returned ballots, the modern design building options did not pass. The required 87% approval threshold from all home and land owners is necessary. Lisa clarifies that while governing documents don't restrict house colors, any new color choices must be approved by the ARC (Architectural Review Committee: Dan Hospers, Vernie Dove & Charlie Hall) and HOA Board final approval. Colors already used in the community would automatically be approved for future use.
- Various maintenance issues including pool area updates new gate locks (new keys to be issued), weight room renovations, gazebo, lighting, basketball court/deck area. Repair or/or removal quote expected from Carlos providing bids for both options. The concrete gold fish basin overflows and it contributing to the rotting of the deck. Solution to look into fixing this due to debris clogging middle drain. Will look at possibility of converting area to pickleball court.

As we do not have or employ a "handyman" or person to replace light bulbs, clean, stain, etc. various areas we encourage all owners to "feel free" to giving areas needed TLC. Please submit receipts for materials to HOA (volunteering your labor to keep this community thriving is VERY Much appreciated!) Discussion of rotten birdhouses with rebar safety hazard. Dan Hospers installed a dehumidifier in the library that is not pumping water out properly, so need to fix (to ensure all the books donated by Angela Hall stay in good shape!

Discussion Website – missing some financial segments 1Q & 3AQ. Issues with GoDaddy

Constant Contact has been acting up; thus, the November newsletter did not go out yesterday, but will be out soon. Lisa pays for this and creates the newsletter to keep everyone in the "know", as the biggest concern when the HOA took office in 2023 was the lack of consistent communication. It is not something the community pays for nor to be mistaken for community minutes. It is a nicety.

Discussion of ditches and erosion control bumps, with resident Maite raising concerns about paying for repeated ditch repairs on her property and requesting reimbursement for medical bills from a fall she attributes to road conditions. Legal counsel advised community vote must be taken to pay for her ditch. 87% approval needed.

Continual monitoring of our roads, gravel, speed limit & ensuring everyone is "stopping" at stop signs, etc. was discussed. Ward Preston is donating and installing one for the community.

All HOA communications should go through official channels rather than personal contacts.

The meeting concluded with Lisa emphasizing and expressing pride in the community's progress and transparency improvements.