



Bear Creek HOA Discussion Minutes 6/08/2025

As agreed at the May 2024, an HOA “discussion” meeting took place at the BC Chapel and via ZOOM, on Sunday, June 8th starting at 3:40 pm and finished around 4:55pm. A total of 15 home & lot owners were represented in person & zoom, along with local deputy Sheriff.

Recap of what this meeting is for – to discuss, share and help prioritize issues and budgeting for October HOA Annual Meeting.

Distribution of Current Operating Funds, Reserve Funds and Expenses distributed.

Discussion of old business:

- a) The 2 new bears have been installed (the 3rd bear is on hold) Cost was \$5400 for both to be created, transport and installed. Kudos to Tommy & Dan for removal of old termite infested bears and to AJ for providing the tractor. In order to maintain these bears they must be sealed 2 x a year (\$125 a gallon!). They are insured – thank you Vernie!
- b) Chapel - entire side was repaired by Carlos (all wood was rotted) he did a great job to the tune of \$5600. Preventative care is being discussed to delay additional funds having to go towards further repairs for now.
- c) Lisa and Lori have been working on painting the “old green color” of the doors and window frames of the Library and Gym. Not an easy task – razor blading old paint, caulk, etc. Lisa has completed the Library and Lori should finish up the gym this week.

3) Pool, ongoing repairs.....will discuss in “new business”

Discussion of New business – We will be compiling a list of items that need to be included in the budget to include:

- a) Hiring a Handyman – the current upkeep on many areas have fallen on current residents and the HOA Board. A need for a “permanent” handyman. A budget needs to be created, and an individual/dependable person found. Just upkeep (ie: repair of random wood, staining, staining bears, gazebo and bench repairs, sealing rock columns, pool bar, light bulb replacement, just to name a few) Discussed individuals, additional duties.
- b) Pond – geese are back. Not much we can do, but the Pond Guys are doing an excellent job so far. Discussion of 1 pond that has become “beaver pond” – okay with reverting to a wetland/swamp. Will discuss with Pond guys what needs to be done to ensure the water/creek continues to feed the other 2 ponds. (1 Owner next to this pond will be selling as he intended to use hardiplank, and since this was not approved he has no plans to build).
- c) AJ assessing roads, should be bringing about 25 loads by the end of July.

- d) Board interest – please think about participating and being involved on the HOA board. Current HOA board members’ terms are coming to an end.
- e) Pool continues to have issues: Inspection done and pool opened “early”! But Flow meter for the buckets did not pass, so they cannot be operated. This is a \$500-\$600 repairs. Discussion of what “kids” are at the pool, as Karli & Bryan were the only Bear Creek owners with a child. (Buckets are pretty much for the kids).

Further discussion to the monthly servicing of the pool during the off season – we had such extreme weather this past winter, freezing of pool – tiles falling off, etc, etc. We can contract Mountain Pool Spas to come out monthly during off season \$200/month.

Care of the area of the pool: Individuals using the pool have not been putting the chairs back in place, lowering the umbrellas, bin, etc and leaving the area as found. We do not have daily service of the pool area. Leia Crouse does check and test the quality of the pool water daily and also checks the area – but it’s not her job to clean up and put items away.

PLEASE ensure any RENTERS are advised of the rules and we will remind the 2 Motor Coach families of the Pool Etiquette. It costs us a lot of money to operate the pool. An email will be sent and included in the newsletter as to Pool Etiquette.

There have been unattended kids at the pool. Discussed having signage (pick up after yourself, no one under 18, etc) Agreed the pool gate locks need to be changed, as there are “a lot” of keys out there and no standards in place to ensure unauthorized individuals are using the pool and gym. We will be looking into eliminating use of our amenities by the motorcoach community.

- f) Pool heater on in the am, already received a \$500 gas bill
- g) GYM/POOL Issue. Due to the location of the gym and 24 hour access, having to enter the pool area in order to access the gym the Health Department has advised us changes must be made in order for future permitting of the pool. Installing full lighting around the gym and draining the pool by 10/31/25 and applying for a year-round permit is the current mandate. (We are going to check into being Grandfathered in, as the gym was installed 4 years ago – and no health inspector had brought up this requirement previously)

Discussed alternatives - All options are expensive!!

As previously discussed at HOA meetings 1) Moving the Gym up to the library option. Physically having the “shed” moved would take a crane, clearing trees, leveling, etc. Very expensive.

2) Moving equipment into the library – clearing out what is currently in the garage section, installation of the split, flooring, etc . Still leaves the “shed” building itself at the pool area.

Expensive (look into selling the shed and at least recoup some money?)

3) Changing the fencing around the pool to go “inside” the gym, so the entrance would be accessible without entering the pool area – Expensive

4) Make the end doors of the gym the access point, not via the door inside the pool area. (Need to check on still being able to keep the door accessible via the pool area – if 2 doors (entry/exit) are required on public building, etc.

- 4) Discussed Gate (access road next to Maite) S/B for farmers and Emergency vehicles to access, not cars Gates were locked due to cars using this side road and not closing the gate behind. Signage to be purchased “Emergency Vehicles Only”
- 5) Fire extinguishers to be purchased for chapel, library

- 6) Garbage company is changing
- 7) Dues – 1 lot not paid, lien has been signed

Various personal discussions took place too.