

Bell Creek Singly Family

Residential Owner's Association, Inc

October 14, 2019

Minutes

- I. Call to Order – Called to Order at 6:04 pm by Steve Harness
- II. Introductions – Introduced current board members and Charles Britton from Community Group; Ken Melia absent
- III. Establishment of Quorum – Charles certified that we have met quorum of at least 10% proxy
- IV. Proof of Notice of Meeting – notices mailed 9/23/19 in accordance with requirement in bylaws of 14 day notice
- V. Approval of Minutes from preceding Annual Meeting (2018)-motion approved and seconded
- VI. Report from the Board of Directors – Steve thanked all of our community members for all of their help as committee members/chairs
 - not sure who will be managing pool – in process of reviewing contracts
 - have contacted trash services for budgeting purposes to see if we will have any increases (we do not anticipate it affecting dues)Landscaping, Irrigation & Pool contract are only contracts up for renewal this year
Summary of completed projects: new furniture in clubhouse; fixed drain issue in clubhouse parking lot (removed large boulder); tennis courts have been resurfaced/repainted; new pool cover purchased (has not arrived yet); powercoat diving board; chemical control pump; replaced broken air compressor-recognized EC Krevonic for replacing LED bulbs with more energy efficient bulbs at his own cost; cleaned and painted floors in exterior pool bathrooms (temporary solution until we can get contractors in there); new signs and chairlift cover purchased at the pool; branches trimmed behind pool and will be trimming overhanging limbs on Brigadier;

Future projects in discussions for possible repair/replace include – uplighting at front light (flood lighting/xmas trees etc) but came in more than we wanted to pay (\$5K-\$7K were the proposed costs); spoke about replacing 8 light fixtures around pool and clubhouse parking lot (still deciding on design); priority to repair pool cracks and other damage; and repair any necessary patching; meeting with vendors to rehab the pool bathrooms; would like to replace carpeting with carpet tiles for easy replacement and refreshing; possibly new paint on the walls and other modest

ideas to increase clubhouse-just in early talks about potential; Replace chain link fence around pool; discussed replacing teeter totter with something more useable; add fencing around pool equipment behind clubhouse and lock it; possible addition to club house that adds more shade; repainting lines in the parking lot

VII. Committee Reports

Phil Hein - Lots of reports in Arc Committee; 6 neighborhood complaints regarding unapproved projects

Mike Camp- Finance-All sources of income approx.\$270,928 expenses \$249705 positive income \$21,223

Tracie Oakcrum- Communications - Newsletter should be going out shortly; needs everyone's articles from each committee; promoted needing volunteers for fall festival to actually happen

Lucie -way over budget with expected rentals of clubhouse; for the pool we had 5 families that were approved to be on swim team and use the pool for the summer (at a cost of \$400 ea – extra \$1600 in revenue)-thinks possibly looking into a management company to manage identity for pool

VIII. IRS Resolution 70-604 – motion to Charles to adopt this resolution; Christy Motioned; Toby seconded-noted and adopted

IX. Voting (Election of Directors) – call for nomination; nominated Tracie Oakcrum-declined; Philip Hein; Steve Harness; Mike Camp nominated, Christie Jenkins; Lucy Martucci-nominations motioned to close and seconded (at their first meeting they will decide the staggering of their terms so that everyone does not expire on the same year – staggered 2 & 3 years)

Motion to approve acclimation approved and seconded; no ballots needed since only 5 representatives were nominated

X. Q&A/Discussion

Brought up to add Reserve Board information to the website – was told to contact Holly with issues

Why doesn't reserve have same contact with reserve question brought up; have to dive into the documents for each association to see if that is a possibility; who to contact for division of labor-common areas to be addressed to the reserve, but information specific to your exterior property etc. should be addressed to your reserve contact. Reserve meeting November 12, at 6:00pm.

XI. Adjournment-7:04pm motioned & adjourned