

Bell Creek Single Family HOA

2016 Annual Meeting - October 10, 2016 7pm

1. Call to Order - Called to order at 7:02pm by Randy Saufley
2. Introductions of the board of directors by Randy Saufley
3. Establishment of a Quorum - "Quorum shall be present per Article II Section 2.5 of the By-Laws with 10% through proxies and it is verified that quorum has been met. If quorum is not met, recess the meeting at a date agreed by the Board and announce at that meeting, no further notice will be sent Gabe confirmed that We have met quorum . We had 119 homes represented either in person or via proxies.
4. Proof of Notice of Meeting - Gabe "Notices were mailed on September 21, 2016, in accordance with notice requirement in Article II, Section 2.3 of the Bylaws." Which states at least 14 day notice is required to be given to the membership for Annual Meeting.
5. Approval of Minutes from Preceding meeting - Randy. Changed based on item X from 3 years to 2 years. Minutes were approved and carried with this one correction.
6. Report from the Board of Directors
7. Committee Reports -
 - Finance: Formed finance committee. reviewed reserves and reinvested money in higher rate CD's. Started a 5year capital budget moving forward.
 - Grounds: Grounds committee needs a chair. Added signs at the entry of the neighborhood and sign at the clubhouse. Grounds is getting quotes on new street signs and stop signs for the neighborhood. Talking about adding irrigation at the entrance.
 - Social: robust calendar. Fall festival, Turkey Trot, Santa Breakfast are all coming up
 - ARC: 2016 37 applications approved either in full or with contingencies. 6 pending and 0 declines.
8. IRS Resolution - Gabe - I would like to ask for a motion to adopt the IRS Ruling 70-604, which is a tax code to allow the auditor to file the Associations taxes either as a Homeowner Association or to file as a Non Stock Corporation. Whichever creates the LEAST tax liability. Essentially this resolution defers paying taxes on the Reserve Contributions year after year until the reserve funds are spent. This motion was passed last year and be voted on again next year to defer taxes if necessary. Will a member motion for resolution to be adopted? Will someone SECOND THE MOTION? So noted and adopted."
9. Vote by Secret Ballot: Nominations Closed:

10. Discuss and Review of 2016 while ballots are counted. 3 year terms are awarded to: 119 votes in person proxy or by

X Jason Cates

X Randy Saufley

X Mike Sullivan

Shields is looking for Big Oak to have 600 homes in the new neighborhood.

County Waste is working to clean the streets from where the Hydraulic fluid was spilt in September.

11. Adjournment