

Bell Creek Single Family Homeowners Association
Minutes - Board of Directors Meeting
August 13, 2018

- I. Call to Order
 - 7:02 P.M. By President, Randy Saufley
 - Meeting Agenda Approved By Board
 - Two Homeowners Were In Attendance
- II. Welcome and Quorum Certification
 - Quorum Was Certified (3 out of 4 Board Members)
 - Randy Saufley, Melissa Ellinghaus, Nick Polivka
 - Jason Cates (Absent)
 - Charles Britton (Community Manager)
- III. Prior Minutes
 - The June 11th, 2018 Meeting Minutes Approved By BOD
- IV. Homeowner Voice (*Limited To Three Minutes Per Owner*)
 - Owner's Mailbox Damaged ... Curious about protocol for replacement ... Advise by BOD that a vinyl style version has been pre-approved by the Architectural Review Committee for the Association ... Owner was directed to contact Jeanette Hynette, Resident, for assistance in securing replacement ...
 - 2018 Turkey Trot ... Owner present shared that he is thrilled with the Anytime Fitness located in the Shopping Center adjacent to the community ... Discussed prospective interest in the Owner of this facility partnering with the Association as a Sponsor for the upcoming Annual Turkey Trot ... Initial interest seems possible by Anytime Fitness Owner ...
- V. Treasurer's Report
 - Randy Saufley presented the financial update ... Financials appear to be in order, and trending favorably ... Under budget for the year at this point; Reserves are good, and the BOD continues to keep a close eye on expenses ... Additional pool expenses remain for current projects ...
- VI. Old Business
 - None Reported
- VII. New Business
 1. Clubhouse Parking Lot – Flooding
 - The BOD will continue to solicit proposals for the flooding parking lot repairs due to drainage issues ... Melissa Ellinghaus and Nick Polivka will pursue additional estimates ... One estimate from CIMCO has already been received by the BOD ...
 2. Social Media Policy
 - Facebook, per the BOD, is not a designated/approved medium for Association communication, but it is monitored, as necessary, for items needing attention by the BOD, or the defined appropriate channel (i.e., a Committee) ...
 - BOD reiterated that the Association's website, Next Door, and Newsletter are the official communication medium for information ... If owners have issues needing attention, these should be provided to a member of the BOD or a defined Committee to investigate ...
- VIII. Committee Reports (Committee Members)
 - Grounds (Nick Polivka/Kevin Lovern)

- Tennis Court Re-Surfacing Project, to be completed by Tennis Court, Inc., is slated to start mid-August 2018 ... Project will last 2-3 days, weather permitting ...
 - Tuckahoe Landscaping completed the planting installations along the fence line of the swimming pool ...
 - Richmond Irrigation is doing a great job, per the Committee ...
 - Pressure Washing quotes are in-process ...
 - Working on fencing around playground possibilities/securing pricing
 - Considering permanent up-lighting options on trees ...
 - 8977 Abatis Court – Tree Concern ... Trees in question have been marked by Unit Owner ... Nick Polivka will get a visual of the tree conditions to determine responsible party (i.e., owner, neighbor, or Shields Corporation) ... If Shields Corporation is responsible, the BOD will send a letter to Shields Corporation and copy the Unit Owner at 8977 Abatis Court
 - Pool (Melissa Ellinghaus/Vacant)
 - Caulking Project remains to be completed ...
 - Some wading pool work remains ...
 - Electrical repairs have been made ...
 - BOD to address invoices received for electrical overages; Melissa Ellinghaus and/or Randy Saufley to speak with SCMG ...
 - There is conversation by the BOD regarding the possibility of pool covers ...
 - Consideration being given to new tables & umbrellas for 2019 ... Chairs & lounge furniture deemed o.k. ...
 - BOD really wants to pursue a Pool Liaison position to report to the BOD regarding pool items ...
 - Clubhouse (Jason Cates/Tina Cates)
 - New furniture expected this fall for the Clubhouse
 - Communications (Jason Cates/Tina Cates)
 - BOD continues its support for transparency between leadership and owners ...
 - Social (Nick Polivka/Vicky H)
 - Events Upcoming: Turkey Trot; Cookies with Santa; Fall Festival ...
 - Should end on budget ...
 - Events have been well supported/attended ...
 - Social Committee appreciates usage of Clubhouse space for storage ...
 - ARC (Nick Polivka/Mark Binshtok)
 - Two applications are presently being reviewed ...
 - Motion by Randy Saufley to approve request from the Bell Creek Single Family Architectural Review Board (ARB) to approve a color variance for roofs when replaced, from six available colors to seven, and these roof colors are to remain a part of the “Weather Wood” family of shingles ... Motion Seconded by Nick Polivka ... Unanimously Approved ...
 - Current guidelines to reflect this change will need to be updated/revised ...
- IX. Executive Session
- Motion to Enter into Executive Session Approved at 8:35 P.M.
- X. Re-Convene Open Session
- Executive Session was used to discuss community-wide owner documented compliance violations recorded during recent inspections ...
- XI. Adjournment
- 9:08 P.M. by President, Randy Saufley on Motion
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