

BELL CREEK SINGLE FAMILY  
RESIDENTIAL OWNER'S ASSOCIATION, Inc.

December 17, 2018

*Minutes*

- I. Call to Order – Called to order at 7:03pm on 12/17/18 by Steve Harness
- II. Establishment of a Quorum – Quorum Present; Minutes Approved from last meeting; Introductions of the new board
- III. Motions:
  - Motion to approve Swim Club by Phil Hein and seconded by Tracie Oakcrum to replace the pool cover; cost quoted is \$10,750. Other bids were \$11304.08 & \$12975. Swim Club is our current vendor and swim manager.
  - Motion made by Tracie Oakcrum to increase dues to \$185(\$5 increase) and seconded by Phil Hein. The remaining \$3/pp to come from reserve fund to cover overages due to waste contract increase.
  - Motion by Phil Hein to approve Facebook as a means of communication. Tracie Oakcrum seconds.
  - Motion by Phil Hein and seconded by Ken Melia to revised clubhouse rental agreement to rent to nonprofits with board approval.
- IV. Actions Taken Without a Meeting:
  - Furniture Purchase-\$1650.58 spent (\$4000 was previously approved)
  - Ken Melia Appointed to Board
  - Snow Removal contract renewed at \$175/hr
- V. Reports from Board of Directors and Committees:
  - 2019 Budget Approval; proposed \$8 increase per quarter for HOA dues. Waste contract increased due to increased costs on their end. The board negotiated that increase down \$3K, but additional funds still needed to balance budget.
  - Tennis Court repair needed to fix cracks; the longer we wait the more expensive it gets to fix. Back in 2017 the Reserve study quoted at \$13680. Last quote from June 2018 was \$20,245 showing the problem is worse. Landscaping committee agreed to get a current quote.
  - New Deck Furniture was forecasted for this year and discussion was tabled for now.
  - Landscaping Committee Report- Tree removal required for a tree possible struck by lightning; Quotes on Different mulches are in works; will call on tennis court repair; trash can covers by tennis courts fill with water and looking for new covers that fit

Social Committee Report-Upcoming events: Santa with cookie; Christmas caroling; Father/Daughter Dance; Easter Egg Hunt; \$8250 requested for budget

ARC Report-2 approvals for modifications; revisit outstanding compliance in January

Swim Team-Seeking approval to have car wash in club house parking lot to fundraise and recruiting new families; Asked if there is money to purchase a Records board to attach to building

Previous Board approved clubhouse furniture proposal; money coming out of our reserves and a decision will be made on moving forward

\$50K available for future capital projects in the budget

Snowplowing contract is up for renewal-voted to renew contract- Motion to Approve made by Steve Harness-2<sup>nd</sup> by Scott Brunette

Pool- Need to get deck furniture ordered this winter

Storm Drain in Clubhouse parking lot- We are talking with county to see who is responsible for the issues we are having with it

Website- We want to give it a fresh look and post community event pictures on it

## VI. Open Floor

Community Member spoke about an additional trash can she had accidentally being thrown away by waste service; been fighting a claim for reimbursal

Proposed to have one contract for landscaping for Reserves and Single Family HOA to address quality issues between the 2 sides of the neighborhood

## VII. Adjournment at approx.: 8:45pm