

BELL CREEK SINGLE FAMILY HOMEOWNER'S ASSOCIATION  
February 16, 2021

*Minutes*

- I. Call to Order – Called to order at 6:03pm on 2/16/2021 by Philip Hein
- II. Establishment of a Quorum – Quorum Present; All members present except Kris, who may be late if he is able to join.
- III. Reports:
  - Presidents report: Thank everyone who helped to decorate for the holidays.  
Need to fill the ARC committee members in the Spring.  
Meetings in 2021 will be held on the Second Monday of every other Month starting at 6:00pm
  - Financial Report: Annual budget for 2020 balance sheet shows +\$30,473.33. Q4 2020 was a 90% balance paid for significant repairs & projects at Pool. Additional Q4 expenses and contributions may be reviewed via attached quarterly Financials or by reaching out to Community group.
  - Social Report: Successful year end activities and thankful to everyone in community who helped to make it a success.
  - Landscaping Report: Tuckahoe contract renewal for Landscape at same rates for 2021.
  - Arc Report: Need new members for 2021.  
Committee meeting notes were not provided.  
All committees are looking for volunteers.
- IV. Motions:
  - Motion to approve Agenda by Steve Harness and seconded by Lucie Martucci.
  - Motion to approve adoption of Annual Meeting by Steve Harness and second by Lucie Martucci. All were in favor.
  - Motion for ratification of Pool Contract & Landscape Contract, actions taken without a meeting, by Christy Jenkins and seconded by Steve Harness. All were in favor.
  - Motion to table, discussion on erosion issue, as homeowners investigate further with insurance companies and board discusses level of community issues, until next meeting by Lucie Martucci & second by Steve Harness. All were in favor.
  - Motion for suspension of Arc rules for pools by Christy Jenkins and second by Steve Harness. Arc Committee will suspend the enforcement of above ground pools from May 1, 2021 to Oct 1, 2021. Anyone wishing to have above ground pool must comply with local and state regulations. All were in favor.
  - Motion to table landscaping upgrades discussed, while we get estimates for proposed projects before next meeting by Lucie Martucci.
  - Motion to move forward with roundabout cleanup by Christy Jenkins and second by Steve Harness. All were in favor.
  - Motion to adjourn meeting at approx. 7:23pm, by Christy Jenkins and seconded by Lucie Martucci.

- V. Unfinished Business:  
It has been hard to get anyone who specializes in fixing commercial drainage issues.  
Sepco attempted last drainage cleaning and the issue was not resolved.  
Basketball Court is being tabled until we are able to fix the drainage issues
- VI.
- VII. Actions Taken Without a Meeting:  
Pool furniture was previously approved, strike that from this meeting minutes.  
Pool repair project: ongoing  
Landscape Contract Renewal
- VIII. New Business  
Pool Memberships (Swim Team)  
Landscape Projects (repairs and beautification of common areas)  
Arc Suspension – Summer above ground pools  
Landscape Upgrades  
Roundabout Maintenance  
Erosion on Haversack
- IX. Members Voice –
- X. Executive Session- (If Necessary)
- XI. 2020 Meeting Dates
- XII. Adjournment- Adjourn meeting at approx.: 8:06pm