

**Bell Creek Single Family HOA  
Board of Directors Meeting Minutes  
Bell Creek Clubhouse  
June 21, 2021 @ 6 p.m.**

**Presiding:** Philip Hein

**Attendance:** Charles Britton, Christy Jenkins, Kris Keith, Jennifer Malkus, Jeff Meyer, and Jack Podlesh

**Residents:** Melissa Ellinghouse (pool committee chair) and Randy Saufley

New members Jeff, Jack and Kris were welcomed to the board.

**Agenda:** Christy moved that the meeting agenda be approved, Jack seconded, and the agenda was approved.

**Meeting Minutes:** Previous Board member and secretary Lucie Martucci has not provided minutes from the May board meeting, so there were no previous meeting minutes to approve. Christy agreed to serve as secretary for the meeting.

**Treasurer's Report:** Charles presented the treasurer's report. 2<sup>nd</sup> quarter close-out will be at the end of July, so the report was an unaudited overview. Home values have been increasing. There were 11 resales this past quarter, and 11 rentals of the Clubhouse. Several homeowners purchased the old pool furniture. 2020 audit is in process.

## **Committee Reports**

**Pool Committee:** The pool has opened. This year we used CellBadge for online registration, which is going smoothly and fraud has been prevented. Other discussion items fall under new business.

**Landscape Committee:** The committee chair is pursuing options for installing concrete steps at the trailhead.

**Social Committee:** Fall festival is in the works now that Covid has subsided. Volunteers are needed.

**Architectural Review Committee:** Annual inspections will begin tomorrow.

**Clubhouse Committee:** New committee chairs are transitioning well. Clubhouse locks need to be updated or replaced.

### **Notes from Member Voice:**

3<sup>rd</sup> roundabout needs cleaning  
Final check approval process for large projects  
Door to shed and door to pump room need to be fixed  
Edging around pool fence

### **New Business**

**Clubhouse Upgrades:** The Clubhouse committee is requesting updates to the TV area as well as a flatscreen TV. Christy moved that up to \$2,000 be allotted for the project. Jack seconded, and the motion was approved. Associa has a maintenance division that may be able to do the project.

**Lock Replacement:** At least two of the four Clubhouse locks need replacing. Dominion has given us a quote for all four doors. Jeff will investigate replacing the “thumbprint” door lock within the next month, and replacement of other door locks will be tabled for now.

**Pool Alcohol Policy:** Our pool has a no-alcohol policy. Other neighborhood pools have a “no alcohol policy” except for private, adults-only events. If we allowed alcohol we would need to revisit our insurance policy. There will be no changes to alcohol policy.

**Erosion Issue:** Hanover County has sent us a letter (on file). Several neighbors have reported losing soil to erosion. The land is owned by Shield. Unfortunately, there is nothing the HOA can do. What is suggested is that the homeowners affected work together to build a retaining wall on their properties.

**Pool Check-in Desk:** Keith moved that a check-in desk be purchased for the lifeguards, Kris seconded and the motion was approved.

### **Executive Session was requested by Melissa and held 7:45-8:11 pm**

Jack moved that member (name redacted) be suspended from the pool for 10 days starting June 29-July 8. Kris seconded and the motion carried.

Jack moved that the meeting be adjourned, Kris seconded, and the meeting was adjourned.

Respectfully submitted, Christy Jenkins

Approved: \_\_\_\_\_ Date: \_\_\_\_\_