

**Bell Creek Single Family HOA
Board of Directors Meeting Minutes
Bell Creek Clubhouse
August 10, 2021 @ 6 p.m.**

Presiding: Philip Hein

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

Residents: Randy Saufley, Janet Burhop

President's Report: We need volunteers for all committees, as well as future board members. There has been a good response to the ARC inspections.

Agenda: Jeff Meyer moved that the meeting agenda be approved, Kris Keith seconded, and the agenda was approved.

Meeting Minutes: Jack Podlesh moved that the minute from the June 21 meeting be approved, Jeff Meyer seconded, and the minutes were approved.

Treasurer's Report: See hard copy notes.

Committee Reports

Pool Committee: Everything is going well, hours cut back to 7:30 on Sundays. We have had a full staff all summer so far.

Social Committee: There is 5K Turkey Trot in the works, chaired by Ken Melia. Lindsey Hein is chairing the Fall Festival, a date has not been chosen. We hope to have a Santa event.

Architectural Review Committee: Jeff Clark would like to step down as soon as possible, as his job is taking too much of his time. The other committee member have not been active. Jack is willing to help Philip with ARC committee.

New Business

Clubhouse Security: Jeff has replaced one of the locks on the Clubhouse. He proposes moving the front door lock to the side door and install some sort of smart lock for the front door that can be managed with a smartphone. \$130-140 is his approximate cost. Most of the doors do not have deadbolts, which makes finding doorknobs challenging. Jeff sold the two non-working cameras for \$100 and fixed the two other security cameras have been fixed. The current

recording unit is not working well; there are several options for recording. Jeff recommends a \$10/month recording services and adding additional security cameras at a cost of approximately \$299 for four cameras. Jeff moved that these security measures be adopted, Kris seconded, and the motion was approved.

Landscape Projects: Christy gave an overview of the walk though the neighborhood including the Clubhouse. Associa On Call to provide a proposal for work on all Clubhouse-related maintenance; Kevin will be working on getting arborist quotes for other landscaping issues. Clubhouse parking lot drainage and playground regrading and drainage are also on the long-term landscaping agenda.

Communications Plan: Christy shared a communications plan (attached), which was approved by the board. Biggest challenge will be database and soliciting volunteers.

Pool Contract: Philip recommends putting an RFP out to pool companies. Autorenewal is up Sept. 20. Jennifer will get RFPs for us to review by September 15. SCM will provide us a letter committing what he will be doing about the coping at the pool (should be "Federal White" coping)

Notes from Members Voice:

Renters feel very disconnected from the neighborhood.
Condition of the clubhouse is rough, we need to set a good example for the rest of the neighborhood. (Philip will work on getting the chairs removed.)

The Annual Meeting has been set for October 12 at 6 pm. If possible, have Board meeting to approve the budget at 5 pm the same day.

Respectfully submitted, Christy Jenkins

Approved: Christy Jenkins Date: 11/9/21