



Single Family HOA - Board of Directors Meeting Minutes

Location: Bell Creek Clubhouse

Date & Time: Tuesday November 9, 2021, 6:00 PM

Presiding: HOA President, Christy Jenkins, called meeting to order at 6:00 PM.

HOA Attendance:

- HOA President, Christy Jenkins
- HOA Vice-President, Philip Hein
- HOA Secretary, Jeff Meyer
- HOA Treasurer, Jack Podlesh
- Community Group Community Manager, Jennifer Malkus

Agenda: The agenda for the meeting was reviewed. Philip Hein moved that the meeting agenda be approved, Jack Podlesh seconded, and the agenda was approved.

Meeting Minutes: The Board confirmed meeting minutes from the 8/10/2021 meeting were reviewed with no corrections requested. Jack Podlesh moved that the minutes be approved, Philip Hein seconded, and the minutes were approved.

Motion without a meeting:

- Arborscapes Repairs - Jeff Meyer made the motion to accept bid, Jack seconded, motion approved.

President's Report:

- Officer updated – Positions discussed during last board meeting, confirmed positions.
 - President: Christy Jenkins; Vice-President: Philip Hein; Secretary: Jeff Meyer; Treasurer: Jack Podlesh; Director Kris Keith
- Liaison positions – Reviewed and discussed which Board Directors will support which committees. Will continue discussions on this topic at the next meeting.

Treasurer's Report: See hard copy notes

Committee Reports & Unfinished Business

Pool Committee:

- No major updates, no committee members present.
- Awnings need to be removed – will be completed by the board.
- Swim team blocks needs to be removed – Swim Team is responsible and are aware.

Social Committee:

- Survey completed asking opinions on social budget – results voted more that the social events should be budget neutral.
- Chair – Open role, seeking a Chair.
- Turkey Trot – In planning.
- Santa event – Photographer needed.
 - Will have sign up for volunteers.
- Toy Drive proposed.

Architectural Review Committee:

- Committee to be moved under the board, while a committee is set up.
- Board needs training in Smart-Webs.
 - Discussion of Plat requirement – for structural, fencing or sheds only. Future requests will not ask for it unless "required."
- 3rd notices will be going out soon for non-compliance of ARC reviews.



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Officer & Committee Liaison Assignments: To be discussed at future meeting.

Pool Coping Schedule: Scheduled for the Spring.

Clubhouse:

- Rental 2021 matches 2019 – income above 2019.
- Cleaning fee being raised next year – will need to update the cleaning fee.
- External repairs were completed.
- TV update: Pending. Beth to work with Jack.
- Repairs needed: Molding around exit door, chair needs to be fixed.
- Requests for repairs: New paint for hallway bathrooms.
- Marketing Club House – Tabled for future meeting discussion.
- Rental of table and chairs – Tabled for future meeting discussion.

Community-wide Landscaping Projects:

- Arbor-Scape approved.
- Parking lot drain issue needs to be fixed still.

Website & Communications Plan Progress:

- Meeting conducted.
- Website revamp – planned for EOY.

Reserve Study:

- Will seek to be completed Q1 of 2022.

New Business

Board Meeting Calendar:

- Website shows certain dates – but new standard requested.
- Requested 3rd Tuesday of odd months.

Committee Chair Status Update:

- Will discuss in future meeting.

2022 Budget Review & Approval:

- Details from the budget discussed and reviewed. Motion to approve the amended budget as presented in hard copies made by Jeff Meyer, Philip Hein seconded, and the motion to approve the budget was adopted.

Notes from Members Voice:

- Dale, President of Reserves at Bell Creek:
 - Discussed budget: Inquired if the Reserves members receive any credits for unspent categories.
- Patricia:
 - Question on Santa date, Philip confirmed it's scheduled for Monday 12/13/2021.
- Bill Farmer:
 - Would like a breakdown at the EOY by line item for Reserve members. Details of the budget explained as 31.6% (% of homes as part of the total neighborhood) of each line of the budget is paid by Reserve members.
- Mike Camp:
 - Toy drive requested for neighbors to donate toys – three key dates, with a manned box for drop off.
 - Banner during event to remind neighbors.
 - Facebook posts of events to be coordinated by Jeff.
 - Sandwich board at road days leading up.
 - Social events – Asks for more social events to market the neighborhood best.
 - Merger of SF BC HOA and Reserve HOA recommended. Options discussed.



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The next Board of Directors meeting is 1/18/2022 at 6:00 PM.

Announcements:

None

Meeting Adjourned: 7:20 PM

-End of Meeting Notes-

Notes Prepared By: Jeff Meyer, Secretary - HOA Board of Directors