



Bell Creek Single Family HOA – Special Board of Directors Meeting Minutes

Location: Bell Creek Clubhouse

Date & Time: Tuesday January 25, 2022, 6:00 PM

Presiding: HOA President, Christy Jenkins, called the meeting to order at 6:05 PM.

HOA Board Attendance:

- HOA Vice-President, Philip Hein
- HOA Treasurer, Jack Podlesh
- Community Group Community Manager, Jennifer Malkus

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

Member Voice: Neal Hollins spoke to the Board about the letter he received regarding his mailbox and explained that the numbers and post were there when he purchased the home.

Compliance Hearing Meeting:

Executive Session:

Christy made a motion to convene into Executive Session pursuant to Section 55.1-1816(c) of the Virginia Property Owners' Association Act for the purpose of discussing matters involving violations of rules and regulations. Jennifer Malkus with Community Group was invited to attend. The Board convened into Executive Session at 6:15 PM. The Board reconvened into Open Session at 6:30 PM. All those present certified that all that was discussed during Executive Session were the matters for which the Board entered into Executive Session.

Jack Podlesh made a motion to allow member **(205-3576)** until February 28th, to bring their home into compliance of the Bell Creek Rules & Regulations. If by February 28th, 2022, the home is not brought into compliance, a charge of \$10 per day not to exceed 90 days; member **(168-1088)**, extend the deadline for completion of work until March 31st, 2022; member **(193-4764)** mailbox post and numbers be "grandfathered" since they were present at time of resale inspection; member **(215-9344)** until February 28th, to bring their home into compliance of the Bell Creek Rules & Regulations. If by February 28th, 2022, the home is not brought into compliance, a charge of \$10 per day not to exceed 90 days; member **(189-3902)** until February 28th to bring their home into compliance of the Bell Creek Rules & Regulations. If by February 28th, 2022, the home is not brought into compliance, a charge of \$10 per day not to exceed 90 days; member **(104-6652)** until February 28th to bring their home into compliance of the Bell Creek Rules & Regulations. If by February 28th, 2022, the home is not brought into compliance, a charge of \$10 per day not to exceed 90 days; member **(104-5802)** until February 28th, to bring their home into compliance of the Bell Creek Rules & Regulations. If by February 28th, 2022, the home is not brought into compliance, a charge of \$10 per day not to exceed 90 days. Christy Jenkins seconded, and the motion carried.



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Pool:

Jack Podlesh made a motion to accept the proposal from Swim Club Management for repair of the ceramic tile on pool steps, not to exceed \$12,928,50 in lieu of additional work previously done on main drains, \$5,500, expansion joints, \$8,000, steps, \$1,900 and crack fill, \$1,500 for a total of \$16,900. Philip seconded the motion and motion carried.

The next meeting is scheduled for 3/15 at 6:00 PM.

Meeting Adjourned: 6:45 PM

-End of Meeting Notes-