



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Location: Bell Creek Clubhouse

Date & Time: Tuesday March 15, 2022, 6:00 PM

Presiding: HOA President, Christy Jenkins, called the meeting to order at 6:10 PM.

HOA Board Attendance:

- HOA President, Christy Jenkins
- HOA Secretary, Jeff Meyer
- HOA Treasurer, Jack Podlesh
- **Open Board Position*
- Community Group Community Manager, Jennifer Malkus

Resident Attendance:

- None

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

Meeting Minutes: Board confirmed meeting minutes were reviewed, Jeff moved that the minutes from the 1/18 meeting and the 1/25 special meeting be approved, Jack seconded, and the minutes were approved.

Motion made to moving \$20,000 from Congressional money market PPB operating account to support needed bills. Jack motioned, Jeff seconded.

President's Report:

- Hearings on ARC violations – Jennifer following up on items that are outstanding. Letters sent. A few violations are outstanding which will be billed at the 90-day mark.
- Vacancy on the board – not yet filled.

Treasurer's Report:

- No new report until April.
- Collective balance sheet reviewed.

Manager's Report:

- Updated Credit cards for current board members outstanding. Jack to make contact with the bank.
- Richmond Irrigation – will schedule a start up.
- Lights at entrance out, communicated to Jennifer. Jeff to follow up.
- Future communication about upcoming ARC reviews.
- Requests for communication about board meetings



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Committee Reports

Pool Committee:

- Swim Club has an old pump which will replace ours.
- Pool repairs – planned
- Discussion about requests from the Pool Committee Chair in preparation for pool opening.
- Phillip to work on getting new sun sails
- Motion made by Jack to order a new umbrella for the guards, Jeff seconded the motion and it was approved – to order a new umbrella not to exceed \$400.
- Pool Chair will be asked for a proposal

Club House:

- Trash receptacles outside discussed. One needs replacement.
- Lights outside near pool damaged
- TV mount completed, going to add an HDMI cord
- New vacuum requested – one found for \$170. Jeff made a motion to purchase, Jack seconded and the motion was approved.

Social Committee:

- Events added to the Facebook page. Good involvement from Community and committee group.
- Wine event reviewed

Architectural Review Committee:

- ARC approvals were discussed and the need for board approvals quickly.

Landscape Committee:

- Plan for parking lot – plan to see if Chair can head the conversations.
- Brush at the end of Six Pound
 - Jeff made a motion to clean up, Jack seconded and the motion was approved. Photos to be taken and shared with the foundation who owns that property, while concurrently we seek out

Communication Committee:

- Site is to be up by the end of March.

Notes from Members Voice:

- None



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Unfinished Business

Reserve Study:

- Motion to adopt DMA Reserves to complete our Reserve Study made by Jack, seconded by Jeff, and the motion was adopted.

New Business

ARC standards:

- Request for a separate meeting to discuss ARC standards and making updates

The next meeting is scheduled for 5/17 at 6:00 PM.

Announcements:

None

Meeting Adjourned: 7:25 PM

-End of Meeting Notes-