



## Bell Creek Single Family HOA - Board of Directors Meeting Minutes

**Location:** Bell Creek Clubhouse

**Date & Time:** Tuesday September 20, 2022, 6:00 PM

**Presiding:** HOA Interim-President, Jeff Meyer, called the meeting to order at 6:04 PM.

### **HOA Attendance:**

- HOA Secretary/Interim-President, Jeff Meyer
- HOA Treasurer, Jack Podlesh
- HOA Board Director, Chuck Robertson
- Community Group Community Manager, Ashley Mason
- Community Group Community Manager, Kenny Durbin (via phone)

### **Resident Attendance:**

- Randy Saufley

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

**Meeting Minutes:** Board confirmed meeting minutes were reviewed with no corrections requested. Jack moved that the minutes from the July 26, 2022, meeting be approved, Chuck seconded, and the minutes were approved.

### **Ratify Actions Without a Meeting:**

- Recent ARC approvals from Board/ARC Committee: 9083 Barbette Ct., 8045 Brevet Ln., 9050 Prolonge Ln., 9072 Prolonge Ln.

### **President's Report:**

- Update to HOA Board announced, with recent resignation of Philip Hein. The board recognized his contribution to the neighborhood over his many years and many roles on the board.
- Recruiting needed for open board spots and committees.

### **Treasurer's Report:**

- No significant updates until the updated budget comes out next month.
- Pending any money movement until rates are up.

## **Committee Reports**

### **Pool Committee:**

- Lines blown out to help the skimmers become working
- End of summer clean up to be underway shortly
- Have list for items for next year (canopies, umbrella, etc.) Asked to revisit in the Spring.



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- SMC has a list of items to fix, agreed with Pool Chair and Jack.
- Exploring quotes from other pool management companies for future contracts

### **Social Committee:**

- Upcoming Oktoberfest plans underway.
- Budget in line so far, will remain in budget throughout the year.

### **Club House:**

- Request for rental increase for non-HOA members, from \$325 to \$375, to accommodate for the increased cleaning fee. Approved by the Board.

### **Landscaping Committee:**

- Bids out for playground resurfacing, updates upon receiving of them
- Sign vendors to work on a quote to update some signs
- Recent contract update for Tuckahoe showing about a 100% increase. Other bids are being requested.

### **Communications:**

- No update

### **Architectural Review Committee:**

- Update to ARC rules reviewed and will be put into a document to be mailed to the neighborhood with a list of changes. To be finally approved at the next meeting.

## **Unfinished Business**

### **Board Vacancies:**

- Discussed during President's report

### **ARC Compliance Inspections:**

- Ashley has revisited those with outstanding compliance work to be completed and will give 2<sup>nd</sup> notices later in the week, with a target completion date of 10/14/22. Ashley will redrive the neighborhood for updates 10/10-10/12/22.

### **Annual Meeting/Voting:**

- Moving forward with VoteNow.com.

### **Pool Maintenance Punch List:**

- Hilary working with SMC to have completed, in coordination with Jack.



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### **New Business**

#### **Pool Repairs:**

- Repair needed for Baby Pool – Jack to collaborate with contractors

#### **Pool Vendor:**

- Continue working to obtain future bids for pool contracts, Playmore Pools pending bid, Ashley to seek Douglas Aquatics

### **Notes from Members Voice:**

- None

The next regular board meeting is scheduled for Nov. 15, 2022, at 6:00 PM.  
The annual meeting is scheduled for Oct 18, 2022, at 6:00 PM.

Motion made by Jack to adjourn the meeting, seconded by Chuck.

**Meeting Adjourned:** 7:20 PM

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-End of Meeting Notes-