



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Location: Bell Creek Clubhouse

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

Presiding: HOA President, Jeff Meyer, called the meeting to order at 6:03 PM.

HOA Attendance:

- HOA President, Jeff Meyer
- HOA Vice President, Andrea Vansickel
- HOA Treasurer, Jack Podlesh
- HOA Board Director, Pat Clapp
- Community Group Community Manager, Ashley Mason
- Community Group Community Team Leader, Denez Stabler

Resident Attendance:

- None

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

Prior Meeting Minutes: Board confirmed meeting minutes were reviewed with no corrections requested. Jack moved that the minutes from the Sept 20, 2022, meeting be approved, Jeff seconded, and the minutes were approved.

Ratify Actions Without a Meeting:

- Landscape contract approved for Class A Landscape, replacing Tuckahoe at the end of their contract, starting Jan. 2023.

President's Report:

- Welcome new board members, exiting year upcoming.

Treasurer's Report:

- Reserve study completed, will influence the budget for 2023. Major consideration: Inflation.
- Primis account: +\$250,000, need to ensure it remains under, to not have tax implication. Motion to reduce to \$250,000 made by Jack, seconded by Pat.
- Consider making investments to take advantage of new interest rates, including using some of the reserve funds which will not be used for several year. Jack and Pat to work on funds to invest in and report back for a future vote.
- Plan to use Capital Improvement funds this year, considerations to be reviewed in committee reports, with RFPs gathered and reviewed during future meetings.



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Committee Reports

Pool Committee:

- SCM cannot complete coping, tried by unable to complete to standard, requested we hold money from them and complete the work on our own. Will be getting bids to complete the work and pay them what we owe them minus the bid + possible complications which can arise.
- Ashley to seek legal opinion about board's concern
- Ashley to get RFP to replace the diving board with a slide

Social Committee:

- Year in review – 6 events (all VERY successful) with 3 more upcoming
- Events have been and will be focused on inclusiveness of ALL families in the neighborhood
- Electronic pay option being explored, also linking to the Clubhouse team, to replace checks payments for things
- Review of survey results, 40 participated in survey and share their opinion about social committee work
- Asking to raise funds allocated to the committee by \$5,000, based on the participation from the neighborhood in this year's events. To be considered during budget review.
- Reminder shared about announcing committee meetings and taking notes

Club House:

- Repairs list provided, Ashley to get some of the work done, some to be left
- Proposal being requested from the Clubhouse Committee to future upgrades to be considered as part of our Capital Improvements project

Landscaping Committee:

- Signs being looked at throughout the neighborhood and replaced
- Getting RFP for Playground upgrade
- Getting RFP for drainage issue next to Clubhouse

Communications:

- Newsletter part of site planned for the future
- Email database well underway – Most of the membership has at least one on file, those without are getting a letter requesting an email on file.

Architectural Review Committee:

- 12/7 meetings at 6PM to review those with a violation
- Ashley to follow up about new board members access to SmartWebs
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Unfinished Business

ARC Violations:

- Letters sent 11/8 for second hearing, first notices for those missed and hearing results for those that attended. Next hearing 12/7.

New Business

Board Committee Assignments :

- ARC: Chuck (with Board support)
- Social: Andrea
- Pool: Jeff / Jack
- Landscape/Grounds: Chuck
- Club House: Andrea
- Communications: Jeff
- Finance: Pat

Reserve Study:

- Completed work

2023 Meeting Dates:

- Moving to the 2nd Monday of the odd months
- Budget meeting to be moved from November to September.
- Annual meeting to be moved to November ahead of the Board Meeting.

2023 Budget Review / Approval:

- Each line of the budget reviewed and agreed upon, with a final quarterly assessment to be at \$228/quarter, with a balanced budget.
- Notices and a copy of the budget to be sent to each home owner
- Motion made by Jack to accept the budget discussed, Andrea seconded, and the budget was adopted.

Notes from Members Voice:

- None

The next meeting is scheduled for January 9, 2022, at 6:00 PM.

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

Meeting Adjourned: 8:28 PM

-End of Meeting Notes-