



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Location: Bell Creek Clubhouse

Date & Time: Monday, March 11, 2024, 6:00 PM

HOA Attendance:

- HOA President, Jeff Meyer
- HOA Vice President, Chuck Robertson
- HOA Treasurer, Pat Clapp (via phone)
- HOA Board Director, Jeff Clark
- Community Group Community Manager, Kenny Durbin and Gary Chapman

Resident Attendance:

- Mark Binshtok
- Randy Saufley
- Scott Bennett

Agenda: The agenda for the meeting was reviewed. It was decided to move the ARC hearings to beginning as neighbors are in attendance.

Executive Session:

- Executive session was started at 6:01PM PM, to discuss the ARC Remediations, and ended at 6:51 PM.
- #5789 – 2 weeks to get an appointment and 30 days to resolve.
- #9055 – Extension to may 1st.
- #4764 – HOA will pay up to \$150 to resolve mailbox

Jeff M. motioned to approved hearing decisions with a second from Jeff C. Motion Approved.

Ratify Actions Without a Meeting:

- - Lock Changes at Clubhouse
 - New door locks for clubhouse were approved.
- Retention of Deposit from Clubhouse violation
 - Board voted to retain deposit due to violation

Meeting Minutes: Board confirmed meeting minutes were reviewed. Chuck moved that the minutes be approved, Jeff C. seconded, and the minutes were approved. Only Exception to add Executive Session notes.

President's Report:

- Jeff mentioned we have new clubhouse committee chair, Jessica Keck.



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Treasurer's Report:

- Pat presented financials, see financial report for details. Items to note is we have Available Cash of \$144k, Reserve funds of \$309k and Capital Improvement funds of \$83k.

Committee Reports

Capital Improvements Committee Updates:

- New Children at play signs installed
- Plans for Clubhouse renovations are in process

Social Committee:

- Upcoming Events
 - Crafternoon on 3/17/24, it is a member paid event and may be cancelled
 - Easter Egg Hunt on 3/23/24. This will be hosted at the field.
- Sponsorships
 - A local dry cleaners wanted to post on WebPage. The Board not opposed to idea as long as there is a benefit to those that live in the neighborhood, like a discount or the business offers financial assistance for a HOA event.

Club House:

- Jeff M. stated we needed new chairs for the Board Room. He motioned \$2500 for purchasing of chairs. Pat seconded the motion, motion approved.
- We need to re-post link for trash can support.

Architectural Review Committee:

- Jeff M finally spoke to Mr. Henry Shields, that is originator of Master POA. Will report back any findings or updates.

Landscaping Committee:

- Arborscapes contract signed for the Spring.
- Fall Planting contract signed for the Fall.
- The Front Entrance signs have been power-washed.
- We have a couple bids for re-paving the Clubhouse parking lot.
 - Reserve Study set aside \$38k for this project. Jeff M. motioned we could spend up to \$60k, Chuck seconded the motion All in favor. Kevin Lovern will review quotes and decide which company to go with for re-paving project.

Pool Committee:

- Douglas Aquatics will be using new app for pool membership and check in.



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Unfinished Business

Storm Drainage Completion/Proposals:

- The storm drains need to be cleaned. Michelle Joseph to follow up.

POA Involvement:

- Jeff M. met with Henry Shields regarding POA involvement as we are interested in making some changes to our HOA documents.

Flock Security:

- Jeff M met with Henry Shields to review proposed locations of Flock Cameras.

Community Group:

- The Board has exercised its right to terminate the contract with Community group as of 6/1/24.

HOA Management:

- Jeff M. met with numerous HOA management companies. & were interviewed and 2 were brought to the Board to consider. The Board agreed to go with a company called My Street and Community Group will assist in the transition of ownership. There will be a new billing system. An email will go out to notify the neighborhood of the new company and then the new company will begin engaging the community.

Notes from Members Voice:

- Scott Bennett received a violation letter regarding his mailbox. He has always had numbers on both sides of the mailbox and provided video proof of his compliance.

The next meeting is scheduled for May 13, 2024 at 6:00 PM.

Motion made by Jeff M to adjourn. Chuck seconded, Meeting adjourned.

Meeting Adjourned: 7:36PM

-End of Meeting Notes-