

BELL CREEK SINGLE FAMILY
RESIDENTIAL OWNER'S ASSOCIATION, Inc.

February 11, 2019

Minutes

- I. Call to Order – Called to order at 7:00pm by Steve Harness
- II. Agenda & Minutes from last meeting Approved and Seconded
- III. Committee Reports

48-hour notice for pesticide use in common areas; looking around to see what needs to be spruced up in the neighborhood

Treasurer Report Given by Mike Camp-reserve analysis \$311,933.84 left in reserve account

Projected for 2019-\$340, 600 operating income; \$340,660 operating expenses

Steve Harness suggested smart water app to possibly save money on water costs; we currently do have a smart guage

Pool Report-Lucie Martucci-Assessment on what to address; outside restroom remodel to due to rust on partitions-looks like we need plastic bases to avoid rust (which could lead to injury)

Clubhouse Report: Collected \$1280(some from last yr) for this year's events. \$800 remaining + another \$800 pending from rentals. Need to get ceiling fixed (paint in front room is cracked-had it looked at; no water damage)

Looking to redo the floors to laminate-have 4 proposals coming in; Dome windows are lifting between the panes and need to be fixed-contacting Shield. Trash can Lids are on backorder. Changed cleaning vendors due to lack of service

ARC-2 proposals have been approved; 1 request denied

2nd inspection notices have been sent out to those still out of compliance; next inspection date pending (possibly in May)

Tennis courts need to be ppowerwashed and resurfaced. Quoted for \$1485 for powerwashing and \$20,245 for resurfacing-Unsuccessful in finding someone else to bid the job

- IV. Motions:

Ratify Actions without a meeting-Approved

Inclement Weather Snow Removal when renting the clubhouse is incurred by user or they can ask for a refund and not use it since the parking lot would otherwise not be cleaned.

Restore Pool Diving Board for \$500

Imposing a fee for habitual offenders motioned and seconded. They would need to cover the postage and costs associated with repeat notices.

Motion to change meeting time to 6pm seconded and approved. Next meeting is 4/8/19.

V. New Business

Revised Clubhouse Rental Agreement; Discussed renting out the pool to non members like Pebble Creek does; Discussed allowing clubs to meet at our clubhouse and adding a cleaning option for a fee

VI. Members Voice

Concerns about speeding and what can be done

A motion for a facebook section of our webpage just for selling (communicated that this already exists)

ARC violations for lattice gap; a call for the guidelines to be revised to allow ones with smaller holes-Jeff and Phil agreed to research

VII. Adjournment at approx.: 8:23pm