



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Location: Bell Creek Clubhouse

Date & Time: Tuesday July 26, 2022, 6:00 PM

Presiding: HOA Vice President, Philip Hein, called the meeting to order at 6:02 PM.

HOA Attendance:

- HOA Vice President, Philip Hein
- HOA Treasurer, Jack Podlesh
- HOA Secretary, Jeff Meyer
- HOA Board Director, Chuck Robertson
- Associa Community Manager, Ashley Mason
- Associa Director Kenny Durbin

Resident Attendance:

- Nathan Huskey
- Becca Waldron
- Kelsey Curtis
- Rick Keck
- Jennifer Moore
- Bill Moore
- Kyle Minorics

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

Meeting Minutes: Board confirmed meeting minutes were reviewed with no corrections requested. Chuck moved that the minutes from the June 8, 2022 & the May 17, 2022 meeting be approved, Jack seconded, and the minutes were approved.

Ratify Actions Without a Meeting:

- Required pool motor repair was approved without a meeting for \$1,200 (for a diffuser and impeller.) Motion made by Jeff and seconded by Chuck to approve.

President's Report:

- Welcome Hilary as the Pool Chair.
- Recent social events have been a success, thanks to those committee members.
- Open board seat – taking volunteers, please submit resumes to Ashley.

Treasurer's Report:

- No major updates
- Expenses upcoming discussed

Committee Reports



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Pool Committee:

- Two volunteers for the committee, moving forward well.
- Aerator in place at the pool.
- Continued conversations about Guard performance with SCM – seeing improvements.

Social Committee:

- July 4th event was great., 264 RSVP'd, with 275 residents attended (71 no shows, 82 didn't RSVP)
- Two October events: Oktoberfest 10/8 and Movie Night & Haunted Trail 10/29
- Requesting total from Budget from Ashley. Ashley will respond to Becca's email.

Club House:

- Request for flooring repair from carpet which is stained. Possible that the crawl space needs repair. Jack to explore options by the next meeting.
- Good revenue coming in still.
- Cleaning companies – no better quotes have come in from licensed cleaning companies.

Commented [JM1]:

Landscaping Committee:

- Nothing to report

Communications:

- Christy will support the Communications committee as the Chair.
- Website updates are being supported – share updates as needed.
- Email communication will be requested as the primary form of communication from the Board, other than required mailed notices. Jeff to put together a proposal, share with Christy, the Board and Associa for review.

Architectural Review Committee:

- Inspections letters are out. Ashley will reinspect shortly.

Unfinished Business

Open Board Seat:

- Asked for volunteers

New Business



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ARC inspections:

- Letters out. 30 days to reinspect – Ashley to complete.

Pool registration exceptions:

- Need to be discussed as a Board, Hilary to bring to the Board as they come up.
- Future pool registration ideas, like more guest passes, to be discussed in March-April 2023.

Playground mulch proposal:

- Looking into just mulch by asking Tuckahoe for a quote, with the labor being performed by the neighborhood to save money.
- Request for a retaining wall from Tuckahoe and see what they will recommend to prevent the washing away of the mulch into the pool area.
- Add on note: a sump-pump needed for parking lot if a retaining wall was added since a wall may push water towards the parking lot.

Trash Collection:

- Annual dumpster part of contract – However not put in place based on Neighbor feedback in prior years.
- Request from a neighbor to negotiate future County Waste contracts based on missed pickups.
- Contract up Jan 2024 – Which will have multiple bids.

Annual Meeting Voting:

- VoteHOA now – \$800+ to renew.
- Ashley to collect other bids from similar voting companies and share back with the Board for a decision.

Investment Transfer:

- Towards end of quarters, checking account will go lower due to income dwindling.
- Associa gets notified by their controller about the need to move money from money markets.
- Associa to go to the HOA Board Treasurer when this happens going forward for approval.

CCTV:

- Explore additional cameras outside with solar. Stick with the current brand of cameras.
- \$500 max cost, Jack motioned to approve the expense and project, Chuck seconded and the motion was approved.

Pool Maintenance:



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- Covered in committee reports.

Solar Panels:

- To be discussed in Executive Session.

Street parking enforcement:

- Position of the board is that legally the HOA cannot enforce violations involving VDOT roads.
- Associa and the Board to share as complaints come in

Notes from Members Voice:

- Nathan – Proposed vending machine.
 - Drink and food
 - Credit cards will be accepted machines
 - Liability insurance required
 - Proposal requested to be emailed for the Board to review
- Kyle Minorics introduced himself, sharing he's been active on the Facebook social group recently.

Executive Session:

Executive sessions was started at 7:20 PM, to discuss ARC violations and the solar legal decision, and ended at 7:45 PM.

The next meeting is scheduled for September 20, 2022 at 6:00 PM.

Motion made by Jeff to adjourn the meeting, which was seconded by Chuck and adopted.

Meeting Adjourned: 7:46 PM

-End of Meeting Notes-