



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Location: Bell Creek Clubhouse

Date & Time: Monday March 13, 2023, 6:00 PM

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

HOA Attendance:

- HOA President, Jeff Meyer (via phone)
- HOA Vice President, Andrea Vansickel
- HOA Secretary, Chuck Robertson
- HOA Treasurer, Jack Podlesh
- HOA Board Director, Pat Clapp
- Community Group Community Manager, Michele Joseph and Kenny Durbin

Resident Attendance:

- Mr. and Mrs. Hagerity
- Randy Saufley

Vendor Attendance:

- Brandon Andreasen, GFL
- Brian Gearing, Convert Solar

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

Meeting Minutes: Board confirmed meeting minutes were reviewed with corrections requested. Andrea moved that the minutes from the January 9, 2023 meeting be approved, Jack seconded, and the minutes were approved.

Ratify Actions Without a Meeting:

- No actions to ratify.

President's Report:

- Jeff welcomed Michele Joseph, our new ACG representative. Michele is excited about the transition. We have a lot of social events, issues with the pool and an open board slot to fill (Treasurer role).

Treasurer's Report:

- Nothing new to report other than this will be Jack's last meeting as he is moving to Florida. Kenny with ACG did find an error in the year end financials from the Reserve. He will correct. No need to review financials at this time due to time of year, too early in the year.



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Committee Reports

Finance Committee:

- Tax refund check deposit. No other matters to discuss.

Pool Committee:

- Jeff received a text from Hillary, she had a question about shed fitting into ARC standards for chlorine container. Randy believes the clubhouse should be held to the same standards and Hillary continues to look into sheds.
- We need to order new sun shades, Michele will go back and look at what was ordered last time as the shades were custom ordered.
- The pressure testing done at the baby pool did not show a leak so, the concrete will need to be dug up. Douglas pools will continue on this project. The Board will need to make decision and follow up with Douglas so they can begin. This will probably cause baby pool to have delayed opening.

Social Committee:

- Jeff reported on recent Bourbon/Wine event. Very little HOA monies spent as this was a pay to attend event.
- March 26 we will host the Easter Egg Hunt at the field, the sign up went out today. We will have Easter Bunny, eggs and are looking into having custard truck for the event.
- Next event is Chillin' & Grillin' at the pool, followed by the July 4th event which will be held on July 1.
- We need to get more volunteer support at our events.

Club House:

- Michele, ACG, is going to trial Square as payment system. The rental agreement has been edited with the more clarifying language regarding use of the pool, playground and tennis courts.

Landscaping Committee:

- Flowers should be installed the second week of May
- Trimming scheduled for March 21st.

Communications:

- No updates.

Architectural Review Committee:

- Jeff and Chuck will work on getting Pat setup with access to Smart Webs.

Unfinished Business



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HVAC Repairs:

- Michele stated James River completed repairs on 2/21 and has a copy of the invoice and will confirm contract is in place.

Storm Drainage Completion/Proposals:

- The storm drainage work has been completed. We need a quote for drainage sock and rebar from Cimco.

Capital Improvements Committee Updates:

- We have a few volunteers to meet and discuss options. A meeting has not been scheduled yet.

Digital Payment Options:

- We are going to trial Square.

Rezoning Meeting for New Development:

- This project is moving forward with the county as a single-family home development.
- County is not providing access which will cause traffic issues in the neighborhood.
- They do want these new homes to be tied into our HOA. This would provide the \$750 per sale to us as part of each sale. We will use a voting system to secure vote of our membership to join our HOA. We will try and get this up and running in 30 days.
- Randy believes this will most likely need a unanimous vote to approve and their \$50k offer not substantial enough, probably an offer of \$250k or investment in pool.

New Business

Solar Panels:

- Mr. and Mrs. Hagerity along with a representative with Convert Solar came to discuss solar panels for their home. They would need to be south facing panels (in this case the front of their house). The issue we discussed is that the POA states the panels need to be harmoniously fitted to the roof line and that the POA no longer has any representation to get to make changes. Attorney had previously reviewed clause and stated we would need POA. We would like ACG to get an attorney opinion on what we can do to get POA absolved as it is no longer a viable entity.

Trash:



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- Brandon Andreasen with GFL came to discuss increased cost of garbage. The contract increased by 10% and Brandon stated there were other costs absorbed by GFL that were not passed on. Brandon and Michele will get together to notate additional cost for notification to the community. We are currently under a 3 year contract which renews annually. The Board did anticipate increased costs for our 2023 budget.

Notes from Members Voice:

- Randy asked when inspections would be occurring and presented a formal request to Michele. This homeowner will receive a letter.

Executive Session:

Executive session was started at 7:39 PM, to discuss the pool contract, and ended at 7:55 PM.

Motion made by Jack to move forward with quote from Douglas Pools, seconded by Andrea.

The next meeting is scheduled for May 8, 2023 at 6:00 PM.

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

Meeting Adjourned: 7:57 PM

-End of Meeting Notes-