**Location:** Bell Creek Clubhouse

**Date & Time:** Monday January 9, 2023, 6:00 PM

**Presiding:** HOA President, Jeff Meyer, called the meeting to order at 6:01 PM.

**HOA Attendance:**

* HOA President, Jeff Meyer
* HOA Vice President, Andrea Vansickel
* HOA Secretary, Chuck Robertson
* HOA Treasurer, Jack Podlesh
* HOA Board Director, Pat Clapp
* HOA Social Committee Chair, Becca Waldron
* HOA Pool Committee Chair, Hillary Curtis
* HOA Clubhouse Committee Chair, Nikki Singleton
* Community Group Community Manager, Ashley Mason

**Resident Attendance:**

* None

**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 no corrections requested. Jack moved that the minutes from the November 14, 2022 meeting be approved, Andrea seconded, and the minutes were approved.

**Ratify Actions Without a Meeting:**

* Pool repair invoice was approved and $1500 for investigation into leak at the baby pool.
* HVAC cleaning of both units plus the furnace were approved.
* Carpet cleaning was approved and completed.
* Storm drain cleaning was approved, to be performed by Simco.
* CD Account opening approved, $75k into a 1-year CD and $125k into a money market account.
* Pool invoices approved, monthly invoice and 2 repair invoices.

**President’s Report:**

* Nothing new to report.

**Treasurer’s Report:**

* Nothing new to report other than there is capital monies that need to be spent this year.

**Committee Reports**

**Finance Committee:**

* Re-allocated funds from 9818 so that they match 4120.
* Increased budget for HVAC and Cable expenditures, Ashley will send updated budget with changes.

**Pool Committee:**

* Hillary meeting with pool repair staff on 1/11/23 for pressure testing to determine issue in the baby pool.
* Hillary will follow up with SCM regarding schedule for the end of this summer as school as changed schedule.
* HOA needs to purchase a shed for the chemicals per recommendation. Jack moved to approve $1500 for the purchase of the shed, Andrea seconded and motion was approved.

**Social Committee:**

* Becca reported on the 8 events with expenses per event.
* Budget for 2023 is $15k requested. Chuck moved that this new budget be approved, Jack seconded and the motion was approved.
* Becca events for 2023 and Santa secured for 2023 with one additional hour.

**Club House:**

* Nikki reported on 2 recent issues with clubhouse rentals. The rental agreement may need more clarifying language regarding use of the pool, playground and tennis courts. They are not to be used by renters. There was discussion on raising the deposit to $500.

**Landscaping Committee:**

* Class A landscaping contract is in effect.
* Spotlight that was out has been repaired.
* Class A will provided spring planting proposal. Jack moved to approved spending $1200 for the spring and fall plus 2 fertilizer treatments, Chuck seconded, motion approved. Ashley will get contract updated.
* Kevin Lovern, homeowner on Fascine, provided proposal from Arborscapes for fertilizer and tree spray for Magnolias and Crape Myrtles. Jack moved to moved forward with proposal, Pat seconded, motion approved.

**Communications:**

* HOA email is setup and running with most homeowners’ email addresses.
* Next step will be to get a newsletter sent out with option to include a business and service directory.

**Architectural Review Committee:**

* A letter will go out next week regarding ARC hearing and violations. The hearings are cancelled but the violations still need to be remedied.
* Andrea and Pat should now have approver access in SmartWebs to approve ARC requests. Chuck will be given final approver access.
* Jeff reported that Edgar Juarez is our latest ARC Committee member.

**Unfinished Business**

**Clubhouse Payment Options:**

* Clubhouse Payment Options were proposed. Square is the preferred but Simplybook.me has interesting features. Jeff will get with Clubhouse committee for additional input.

**Pool Contract:**

* The pool contract with SCM and attorney opinion was reviewed. Jack moved to request a hold on decision to ask out of contract, Chuck seconded. Motion approved.

**Pool Construction:**

* Pool coping construction issue continues. It was proposed SCM come up with half of the cost for the coping repairs proposed in the Douglas Aquatics quote. Jeff will send Tanner with SCM and email with Douglas quote to see how SCM would like to proceed.

**New Business**

**Rezoning Meeting:**

* Meeting set for 1/23 at 6pm with developers of potential new neighborhood off of Battalion.

**Capital Improvement Committee:**

* Capital Improvement Committee proposed to assist Board with projects, including playground, etc. Email to be sent requesting homeowner involvement.

**Clubhouse Furnace:**

* Furnace repair proposal reviewed. It was discussed that the furnace only needs one cleaning per year. It was also suggested a quote for a new furnace should be requested.

**Board Communication:**

* Board discussed preferred communication method and response time. Text seems to be the preferred method with a request for 24 hour response.

**Community Manager:**

* Community Group confirmed we have Ashley as our representative for now, a new Community Manager is being sought.

**Notes from Members Voice:**

* None

**Executive Session:**

Executive session was started at 7:38 PM, to discuss penalties for Clubhouse issues, residents in collections and the current SCM pool contract, and ended at 8:21 PM.

Motion made by Jeff to revoke privileges of rentals for 6 months for homeowner account # 229-3598 and they can no longer sponsor. The non-resident with the rental violation will no longer be able to rent clubhouse. A second motion made to send list of residents in collections to committee chairs so that they cannot use amenities and/or attend social events until they are current. Seconded by Jack. Motions approved.

The next meeting is scheduled for March 13, 2023 at 6:00 PM.

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

**Meeting Adjourned**: 8:24 PM

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-End of Meeting Notes-