**Location:** Bell Creek Clubhouse

**Date & Time:** Thursday, July 13, 2023, 6:00 PM

**Presiding:** HOA President, Jeff Meyer, called the meeting to order at 6:00 PM.

**HOA Attendance:**

* HOA President, Jeff Meyer
* HOA Vice President, Andrea Vansickel
* HOA Secretary, Chuck Robertson
* HOA Board Director, Pat Clapp
* Community Group Community Manager, Michele Joseph
* HOA Social Committee Chair, Becca Waldron

**Resident Attendance:**

* Randy Saufley

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

**Meeting Minutes:** Board confirmed meeting minutes were reviewed with corrections requested. Pat moved that the minutes from the May 15, 2023 meeting be approved, Andrea seconded, and the minutes were approved.

**Ratify Actions Without a Meeting:**

* No Actions to speak of.

**President’s Report:**

* Jeff reported that the Board has an open Board position and to reach out if anyone is interested in serving. Please share with neighbors of the open position. Social events continue to be well attended, we have a very good volunteer group and the volunteer event at the clubhouse went well. Overall, very happy with current team.

**Treasurer’s Report:**

* See financials for summary of Total reserves. $37k is mostly from Reserves payment from June. Website maintenance costs were cut in today.

**Committee Reports**

**Finance Committee:**

* Delinquencies are almost caught up with only a few left remaining.

**Social Committee:**

* Schools Out Event had 398 people. 50% of the RSVPs s came with 3 days of event which makes planning for food, etc. difficult.
* July 4th Red/White/Blue event had remaining budget funds which will roll to Fall Festival.
* Fall Festival going to be more kid friendly based on neighbor feedback from last years event.
* Becca and Andrea discussed possibly needing a different liquor license if trying to server different types of drinks versus just beer and wine.
* The Reserves hosted the “Get to Know Your Neighbor” Day which was well attended

**Pool Committee:**

* SCM/Guard Update
  + No news to report, everything seems to be going well.
* Swim Team Update
  + Swim team practice now ends at 10am.
  + Idea of movie at the pool still floating around. SCM would fund the movie night and provide staff and projector. All floats would have to be see through like the traditional donut float.
* Season Update
  + Additional guest passes were approved and several have been sold.
  + Aerial East has agreed to reduce prices for open gym night for our residents in return for use of our pool for their campers one day a week, at $5/person (as done in prior years).
* Maintenance and Supplies
  + SCM found an issue with chemical and PH levels and discovered pump room was inconsistent in distributing chemicals, the pump was replaced.
  + Shed has been cleaned out and has had power added. The lifeguards can use this for their belongings, etc.
* Baby pool issue seemed to resolve itself and is no longer leaking.
* Jeff updated on Douglas Aquatics. They have more strategic scheduling and came in $10k cheaper. Battlefield Green uses them and is very happy with them.
* Pool Registration.
  + Hillary attended a presentation with Cell Badge. They are ½ the cost we are currently paying. She will continue to explore as an option.

We had an issue with a family registering non-family members and families that are delinquent asking for use of the pool. These issues were discussed and resolved.

·     Season Update

Aerial East has agreed to reduce prices for open gym night for our residents in

return for use of our pool for their campers one day a week, at $5/person (as done in prior years).

**Club House Committee:**

* Square payment system is set up and working.
* TV needs to be replaced, Jeff will look into getting a replacement.
* Ant situation in shed was resolved.
* Committee has asked for a cabinet in the bathroom to hold supplies.
* Committee also asked if more garbage cans could be ordered.

**Landscaping Committee:**

* Sutlers near trail added to the contract as it was becoming overgrown.
* It was asked if we have snow removal, Michele was going to follow up.
* We need to look into another roll-away dumpster for old chairs and tables from pool deck.
* No new updates with landscaping contract. Michele will look at rates for next year.
* Street signs are in need of repair. Kevin (landscaping committee) stated it would be about $47 per sign to repair. Jeff asked if Associa on call could do the repairs if given which signs, Michele to ask.

**Communications:**

* We have an enhanced the web page with news and classifieds for pet-sitters, baby-sitters, etc.

**Capital Improvements Committee Updates:**

* Basketball Court – budget was $40k, actual costs about $33k. Remaining funds will got to signage to Court Rules and also a new sign at the neighborhood entrance.
* Playground – budget was $60k and the actual costs was $59,933 for new playground sets. A new rubber pad was discussed but much cheaper to simply replace with new mulch with a border to prevent wash-out. Randy stated that there may be some ear-marked funds based on the Reserve study under playground maintenance and improvements that could be used in place of capital funds.
* Pat suggested looking into lots across from the neighborhood which are currently for sale. Would there be any interest in purchasing to avoid unwanted businesses.

**Architectural Review Committee:**

* Annual Inspections started and are about 2/3rds completed.
* HVACs with no enclosure is common find, discussed sending note to those homeowners asking to have them enclosed within a year.

**Unfinished Business**

* POA Update
  + Michele read a statement provided by our attorney.
  + Appears to be 4 parts, Bell Creek POA, master, which is not an active entity. BCSFA, Bell Creek Single Family, our group, which gets 1 vote per home, The ARA, Age Restricted, which gets 1 vote per site and the final is the CA, Commercial Owners, which get 7 votes per acre.
  + All 3 Boards would have to meet and vote to change BCPOA. First step will be to find out who the members of the CA are and send communication.

**New Business**

No New Business.

**Notes from Members Voice:**

* Randy S. stated if Board wants to allow for Solar Panels that a POA change will have to happen but, could potentially open the HOA to more issues. He also wanted to thank the Board for helping in the neighborhood.

The next meeting is scheduled for September 11, 2023 at 6:00 PM.

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

**Meeting Adjourned**: 7:25 PM

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-End of Meeting Notes-