**Location:** Bell Creek Clubhouse

**Date & Time:** Monday, Sept 11, 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 Secretary, Chuck Robertson
* HOA Board Director, Pat Clapp
* Community Group Community Manager, Michele Joseph

**Resident Attendance:**

* Betsy Thrift
* Pat Burns

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

**Meeting Minutes:** Board confirmed meeting minutes were reviewed. Jeff moved that the minutes from the July 13, 2023 meeting be approved, Pat seconded, and the minutes were approved.

**Ratify Actions Without a Meeting:**

* Approval of tree removal for basketball court.
* Denied involvement in the county meeting related to the thoroughfare plan.
* Approved moving to Douglas Aquatics for 2024 ($4,000 savings).
* Approved $500 for a new TV for the Clubhouse.
* Approved not violating homes with exposed HVAC units ad satellite dishes.
* Approved allocating $7,000 in Reserve funds for the playground updates instead of Capital Improvement fund.

**President’s Report:**

* Jeff appreciates the Board and volunteers when speaking to neighbors please remind about Board positions. The November Annual meeting will discuss budget which will be sent for review prior to the meeting. There are 2 open seats. We have good volunteer engagement but we do need to spread roles within the Board and volunteers.

**Treasurer’s Report:**

* See financials for summary of Total reserves. $358k in reserves. The CD expires in December, we need to look at moving that to a new CD. Capital is up due to more homes being sold in the neighborhood. The clubhouse rental is $23.5k over last year. We need to budget for website maintenance for 2024. Our water cost is $5600 which seems high so we need to review bills to ensure proper billing. Ground, landscaping and trash collection are all up over last year. Building maintenance is $6700 which needs investigation.

**Finance Committee:**

* Nothing to report.

**Committee Reports**

**Capital Improvements Committee Updates:**

* Basketball Court and playground project is underway. The playground should be installed by Thanksgiving.
* A neighbor had inquired about having a putting green installed, the quote was about $25k, he was asked to get a quote and rendering.

**Social Committee:**

* Fall Festival is upcoming, the parking lot will be closed for the obstacle course, face-painting and the petting zoo. Kreggers will be catering.
* Social Committee is on budget.

**Pool Committee:**

* 2023 Season Update
	+ The lifeguards did well this year. The management team was not bad with only a few registration issues and kid behavior issues.
* 2024- Douglas Aquatics
	+ Pending proposed hours of operation. We have 3 different schedules to review and approve.
* Bluffs Day Pass Request
	+ If we sell day passes for the residents of the Bluffs we would have to sell to everyone. If they sell day passes to us for their pool it may be worth looking into further. Also, management of those sales could be challenging.
* 2024 Changes
	+ Jeff moving the refrigerator from storage closet to the shed for the lifeguards
	+ We are also investigating into a new system for pool passes.

**Club House Committee:**

* Status of repairs
	+ New TV has been installed
	+ More trash cans have been delivered
* One of the window blinds needs to be replaced
* Need new chairs in the Board Room
* Vanity in the bathrooms for supplies was requested by Committee chairs
	+ Jeff proposed $500 to be used for the vanities
	+ Jeff proposed $200 for new paper towel dispensers as the ones we have are difficult to use.

**Landscaping Committee:**

* Tree Estimate approved to have tree taken down (basketball court)
* Signs
	+ new sign regarding driving safely in the front of the neighborhood.
	+ New sign by basketball court for rules. $1477 was the quote, Jeff motioned to approve up to $1700 and it was seconded by Pat. Motion approved.
	+ Need a new No Soliciting or hand bills sign.
* Snow Removal Contract with Class A
	+ Need it for snow removal of Clubhouse parking lot and there is only a cost if service needed. We will select option to have truck plow parking lot and have sidewalks hand shoveled. Jeff motioned to approve and Chuck seconded. Motion approved.
* 2024 Class A contract for painting is in the works.
* Montgomery Sprinklers – Michele to send contract

**Architectural Review Committee:**

* Annual Inspections completed and sent out. The 15th was the due date. Michele will check to verify the letters went out. Michele will reinspect on 9/20. 2nd notices will be sent on the 10/15 followed by another reinspection on 10/30. Next step will be advisement of ARC hearings scheduled for 11/9.
* Jeff motioned to remove location of satellite dishes as that is FCC law. Chuck seconded the motion and Jeff will strike this text from the documents.

**Communications:**

* Facebook Group – this is a social group started by a neighbor and we have no say in that group at all. We have asked them to change the name and they have declined.
* Our facebook page is public and has to be open. The issues with this is all events we post will appear to all. The other issue is any pictures posted for events we may need to blur faces or remove photos if neighbors do not want their images on facebook. For now we are keeping the page as is.
* Website – updates for paying dues with various options.

**Unfinished Business**

* POA Update
	+ Michele reached out to the developers with no response.
	+ We need to form a meeting with all stakeholders and send notification via certified letter. This meeting would be a vote to absolve the POA.
	+ We will set date for this meeting at Nov Board meeting.
* New building thorough-fare plan
	+ Hanover county has held a meeting which was attended by Bill Farmer with the Reserves. He spoke with someone on the planning committee and was told county has no plans to build the road.
	+ Pat Burns (Neighbor) had an email from Bill Kilduff (Hanover Board) with information on the thorough-fare road that she presented.
	+ The next Supervisors meeting is on 9/13 and asked that Board attend that meeting.
	+ Jeff will send notice of meeting to homeowners.
* Street Signs
	+ Quote for $65 to replace and fix the signs (black signs).
* Liability check for Hay Rides
	+ We will not be doing hay rides for this reason
* Cimco Drainage socks
	+ We need Cimco is supposed to be looking at drainage socks and we need these to be maintained.

**New Business**

* Budget Preparation
	+ Need to start budget discussions, should have proposed budget soon
* Annual Meeting
	+ One person interested in running for a Board seat

**Notes from Members Voice:**

* Christy Jenkins wanted it noted that she is opposed to alcohol being served at social events.
* Pat Burns wanted to note with regards to possible vanities in the bathrooms, we must accommodate for ADA standards of 60” inches.
* Kelsey Keysee (joined by phone) discussed having a little free library box installed. The location could maybe be near the entrance to the Clubhouse. The proposed library would have been sponsored by a partisan group. Jeff stated he would prefer it be simply purchased by HOA. Jeff motioned to approve $500 towards materials for this library. Pat seconded. Kelsey will run the project.

The next meeting is the Annual Meeting, scheduled for November 13, 2023 at 5:30 PM, with the Board Meeting immediately following.

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

**Meeting Adjourned**: 7:30 PM

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-End of Meeting Notes-