**Location:** Bell Creek Clubhouse

**Date & Time:** Thursday, January 11, 2024, 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, Chuck Robertson
* HOA Secretary, Andrea Vansickel
* HOA Board Director, Pat Clapp
* HOA Board Member, Jeff Clark
* Community Group Community Manager, Michele Joseph

**Resident Attendance:**

* Mark Binshtok
* Jon Phillips
* Lisa O’Donnell
* Matt Ratchford

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

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

**Ratify Actions Without a Meeting:**

* Playground damages
* Drainage socks
* Late fees
* 75,000 CD

**President’s Report:**

* Jeff is excited about 2024. Committee chairs, our social events will be great! Looking forward to all we have in 2024.

**Treasurer’s Report:**

* Michele sent out the year-end financials for 2023. $78,000 in our PBB cash account. Reserves fund 381,500. Assets at 355,000. OCI -$28,000, owners’ equity $38,524.

**Finance Committee:**

* Nothing to report.

**Committee Reports**

**Capital Improvements Committee Updates:**

* 2023 we put 90K into improvements basketball, playground, procured social event items so we no longer have to rent, and updated signs around the community.
* 2024 we have ideas. One is Flock security camera’s, which would read license plates entering the neighborhood and alert local law enforcement if a plate is associated with a crime or person of interest.
	+ Flock security shared a presentation of this service. One feature to share with community members is the safelist – community members with registered plates would not be captured.
	+ Cost: 2,500 annual per camera along with a one-time low installation fee.
	+ Hanover Sheriff’s Office already has a relationship and there are already Flock cameras set up nearby (e.g., Creighton road, Lowes).
	+ Flock taps into federal watch lists, amber, silver alerts, etc. Relies on their own infrastructure – networked (4G) and their own cloud data storage system. Does not collect information on speeding.
	+ We would have to incorporate into the budget. The 55+ community board will also need to approve.
* Wants to look into permanent digital speed limit signs. Jeff M has been looking into some options. For 2 signs it would cost $6,850 and $4,075 for one.
* Additional trash can for basketball court and playground. Basketball rack $50.
* Consider more children at play signs further up Brigadier or at the 2 roundabouts.
* Clubhouse improvements – e.g., updating all floors to hardwood, updates to kitchen, restrooms, new furniture. Clubhouse improvements – we will form a committee.
* Jon Phillips suggested community gardens.
* Jeff M motioned for the child at play signs, Jeff C seconded – estimate not more than $1,000.
* Chuck motioned for the Flock cameras, Jeff M seconded - ~$6,000
* Speed signs tabled until next year
* Trash can tabled until next year

**Social Committee:**

* 2023 budget, we came under by over $400.
* 2024 each event will be paired with a giving option.
* We will host 2 blood drives at the clubhouse.

**Pool Committee:**

* Currently paying 2K per year for pool passes. Found another vendor with similar services for 1K per year. They have a mobile scanner so access might be easier. Also, ability to upload photos for all guests. Jeff M motioned to move forward with this change, Andrea seconded.

**Club House Committee:**

* Proposed change to rental rules – We’ve had some issues with non-sponsored non-resident renters not respecting the clubhouse. Issues included: vandalism of our Christmas tree, damage to our furniture, cameras, trash in the lot, open flames under patio, break into our closets, left feces/vomit behind, tore our tennis nets, etc. The proposal is that any non-resident would have to be sponsored by a resident in order to rent the clubhouse. We would remove the language saying that resident-sponsors would need to be on the premises throughout the time of the rental. However, the resident-sponsor would be responsible.
* Income from rentals was $12,480 in 2023 and a bit over $5,000 of that was from non-residents. Jeff M motioned to make this change, Jeff C seconded.
* We need to find new volunteers for the clubhouse committee. We will put out a news update and a call for new volunteers.
* Incorporate painting the clubhouse into the capital improvements. One big project. Block time for the updates – September so its ready for December events.

**Landscaping Committee:**

* The drainage socks are still an issue – the company supposedly came out on January 8th
* Mill and overlay asphalt for the parking lot – Proseal recommended for general maintenance for our clubhouse parking lot – Michele will reach out for a quote
* Tennis court – get new nets
* Pressure wash the front signs - $981. We’re going to put this out to bid.
* Tree replacement allowance – we don’t have any trees that need to be replaced

**Architectural Review Committee:**

* Move towards pre-warning letters for violations that are minor in nature and easy to fix. Not an official warning.
* Homes not cleared from annual inspection – homes that received violations but did not resolve – 18-19 homes were cleared from the list but they never remedied the issue. Michele: Residents contacted the HOA and said that they fixed it and showed pictures. However, Michele couldn’t provide any of that information. Staff had been told that people had to provide pictures and that the violation could not be cleared without the pictures. She has requested that info from staff and has come up empty handed. She can restart the violation process over again from the beginning. We all agree.
* ARC guidelines – remove the requirement from the enclosures (trash and HVAC) that the material be lattice and adding material for panels may be wood, PVC or lattice (still white, brown or natural colors). Still has to be L-shaped and no other junk can be stored in it. Jeff M motioned to accept this change, Andrea seconded.

**Finance:**

* 2023 audit of 2022 financials: no findings

**New Business**

* No new business

**Notes from Members Voice:**

* No homeowners were still in attendance.

**Executive Session:**

* The board entered into Executive Session for about 10 minutes to discuss a contract.
* At the conclusion of the Executive Session, the Board returned to the regular meeting, and Jeff M motioned to have our retained law firm serve notice of vacating our management contract with cause, which was seconded and unanimously agreed upon by all board members.
* \**Secretary notes of the times for Executive Session were found to be misplaced at the time of the notes being type, however the details within are confirmed as accurate.*

The next meeting is scheduled for March 11th at 6:00 PM.

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

**Meeting Adjourned**: 7:30 PM

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-End of Meeting Notes-