**Location:** Bell Creek Clubhouse

**Date & Time:** Monday May 15, 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

**Resident Attendance:**

* Joanne Camp
* Allison Letourneau
* Stephanie Beardsley
* Amy Chalmer
* Janet Burhop

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

**Meeting Minutes:** Board confirmed meeting minutes were reviewed with corrections requested. Pat moved that the minutes from the March 13, 2023 meeting be approved, Andrea seconded, and the minutes were approved.

**Ratify Actions Without a Meeting:**

* Swim Club management moving forward with repairs and the repairs have been completed.

**President’s Report:**

* Jeff reported that the Board has an open Board position and to reach out if anyone is interested in serving. The social season is active, please ask neighbors to volunteer. The next event is Grillin’ and Chillin’ on Saturday, May 27th.

**Treasurer’s Report:**

* We have an operating credit of $4000 before The Reserves check for Q1. See financials for summary of Total reserves. Accounts Payable is $884, not including $13k for pool paid in early May.

**Committee Reports**

**Finance Committee:**

* No matters to discuss.

**Social Committee:**

* Easter Egg Hunt was well attended, snow cone truck and tickets in hidden eggs for prizes.
* Skate Night at Ashland Skate was well attended. If there is left over budget funds towards the end of the year, they may host another event.
* Volunteer event I scheduled for May 21st. Purpose of the event will be to clean and organize the clubhouse and pool area.
* Grillin’ and Chillin’ scheduled for May 27th and more volunteers are needed.
* June 15th will be the School’s Out Party. Pizzas and Chick’fila will be served.
* The Reserves are hosting a Get to Know Your Neighbor Day with the fire department, sheriff’s department and local library. A bounce house and pizzas will be offered.

**Pool Committee:**

* SCM/Guard Update
	+ Jeff and Hillary met with SCM to discuss ongoing pool concerns regarding cleaning, etc.
* Swim Team Update
	+ Stephanie, Allison and Amy proposed swim team practice end at 10:30AM as it is only 16 days of the pool season and it has not been an issue in the past. SCM proposed it be moved to 10AM to allow extra time for guards to clean the pool prior to opening. The Board will discuss and make final decision.
	+ In the past SCM was to provide 2 movie nights, Board suggested they contact Sienna with SCM to discuss.
	+ SCM as part of their contract has donated $250 to swim team in the past, they did not receive that last year or this year. Michele will review contract.
	+ Hillary is the point of contact for the swim team, pool.bellcreek@gmail.com.
	+ Swimmers that leave the neighborhood can still join the swim team. It is the swim team dues plus $400 that goes to the HOA. Last year 2 families participated.
* Season Update
	+ We can now sell additional guest passes in increment of 10 for $30. With Square we can invoice the homeowner and then add the 10 passes. No guest passes for holiday weekends due to larger than normal crowds.
	+ We decided no tables by the diving area to reduce issues we have seen in the past.
	+ SCM can use the concessions window to sell goods.
	+ The pool rules were reviewed, one change needs to be made regarding nannies and caretakers which can be listed on approved homeowner list and do not need to use guest passes.
	+ Aerial East has an upcoming event at the pool. It was suggested that they sign a waiver as that could open the Board/Community to any liability. Michele agreed.
	+ Tae Kwon Do wants to host a similar event. We are not sure how to accommodate these types of requests. Jeff to work on plan.
* Maintenance and Supplies
	+ SCM found an issue with chemical and PH levels and discovered pump room was inconsistent in distributing chemicals. A motherboard may be broken, replacement cost is $1550, Pat moved to approve repair with a second from Chuck.
	+ We sound cheaper alternative for chlorine mixture storage.
	+ Water fountain is broken, CG on call will get it fixed.
* Baby pool may be leaking. It will be tested again when under full run, it could be issue with the mushroom, pending repair.

**Club House Committee:**

* Square payment system is set up and working.
* Storm Drain socks have been installed.
* The TV is broken and will need to be replaced. Jeff will see if it can be exchanged at Sam’s Club.

**Landscaping Committee:**

* Planting is a little behind schedule but is in progress.
* We need to ask them if they can weed on pool deck and around pool area.
* Lights may be broken at the entrance, can they look into that issue.
* A lot of street signs missing bolts, Kevin with the landscaping committee will follow up with service company.

**Communications:**

* No updates.

**Capital Improvements Committee Updates:**

* The committee met and discussed several options:
1. $40k in rubber mulch pad.
2. $20k to enhance playground with new playsets.
3. $40k install half court basketball court.
4. Something for teens living in the neighborhood. They discussed giving social committee $1500 for cornhole sets, backdrops for social events, etc.
* Jeff motioned to approve the $101,500 for the capital improvement projects, Chuck seconded the motion.

**Architectural Review Committee:**

* Annual Inspections are coming up. Jeff will notify homeowners 30 days prior to next scheduled date with suggestions as to what inspections are looking for so homeowners can address prior to inspection.
* Michele states the inspections takes 2-3 hours over 3 afternoons to complete. Several Board members volunteered to assist with inspections.

**Unfinished Business**

No unfinished business to report.

**New Business**

1. Community Group:
* ARC violations recently sent out a little to strict. In the past the Board was sent the violations to review prior to letters being sent.
* Notice of delinquency has been inconsistent, for example, one homeowner on 60 days overdue only owes $100 and they have only received one notice.
* We have had issues with ARC approvals not getting processed once ARC committee approves.
* Jeff emailed Walter, president, regarding communications issues with Kenny and Ashley. He will continue to monitor communications.
1. Trash Contract:
* Contract states only a 4% increase; however, they increased it by 10% due to changes they have documented to the Board.
1. HOA Dues
* Michele sent out notices and reviews them monthly. Hannah in accounting also reviews delinquencies. Second notices will go out around June 1st, at that time if no response, amenities will be revoked.
1. POA Master Agreement
* An original copy of the POA was located by homeowner. We would like to see if the county still has this document on file. If they do not, is the HOA free to re-write our HOA document to be the authoritative document.

**Notes from Members Voice:**

* Nothing to report.

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

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

**Meeting Adjourned**: 7:50 PM

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-End of Meeting Notes-