

**BEAR CREEK HOMEOWNERS ASSOCIATION
NOTICE OF ANNUAL MEETING
TO BE HELD ON WEDNESDAY, JUNE 6TH 6:30P.M. TO 7:30P.M.
LOCATED AT BEAR CREEK CITY PARK PAVILLION AT**

BEAR CREEK SUBDIVISION – BRING A CHAIR OR BLANKET FOR YOUR COMFORT

NOTICE IS HEREBY GIVEN that the Annual Meeting (“Annual Meeting”) of the Bear Creek Homeowners Association to be held at the Bear Creek City Pavilion, Wednesday, June 6th, 2007 starting at 6:30 pm to 7:30 pm for the following purpose:

Roll Call

Proof of Notice

Approval of 2006 Annual Meeting Minutes

Reports of Officers

Financial Statement - 2007 Budget

Reports of Committees

Architectural Control

Landscaping Committee

Neighborhood Watch

Social Committee

Elections of Directors

Board of Director Positions

Committee Volunteers

Architectural Control

Neighborhood Watch

Social Committee

Unfinished Business

Watering Schedule

New Business

Summer Garage Sale

Neighborhood National Night Out Event

The Association’s bylaws require a 30 percent vote of the members to conduct official business. Accordingly, members are encouraged to attend the Annual Meeting. You will be electing additional Board of Directors, so we must have at least 30% in attendance to hold these elections. If you cannot attend, **WE URGE YOU TO SIGN, DATE AND RETURN THE ENCLOSED PROXY PRIOR TO THE MEETING.** You may designate any person you wish to serve as your proxy. In any event, you may authorize your proxy to vote in his or her discretion on any or all matters subject to a vote of the membership at the meeting or you may include instructions as to how you would like your proxy to be voted. If you submit a proxy and then attend the Annual Meeting, you may vote in person, after revoking your proxy.

The matters, which will be addressed at this meeting, are very important to the Bear Creek Homeowners Association. Accordingly, the Board encourages you to participate and to vote. If you cannot attend the meeting, **PLEASE SIGN, DATE AND RETURN THE ENCLOSED PROXY TODAY. IT MUST BE RECEIVED 24 HOURS IN ADVANCE OF THE MEETING DATE AND TIME.**

Send your signed proxy to Park Pointe Realty, Management Services, 6223 N. Discovery Way, Suite 120, Boise, ID. 83713, or you may fax it to 672-8201. Phone (208) 323-4022

**BY ORDER OF THE BOARD OF DIRECTORS
Krystal Woodland, Property Manager
Bear Creek Homeowners Association**

PROXY

I, _____, being a member in good standing of the Bearcreek

Homeowners Association, (property of: _____ Meridian, Idaho) do hereby appoint

_____ as my proxy to vote in his or her discretion on all matters subject to a vote of the membership, or in the alternative, pursuant to my instructions set forth below at the meeting of the Association on Wednesday, June 6, 2007 or any adjournments or postponements thereto. IN WITNESS WHEREOF, I have executed this proxy this _____ Of June, 2007. _____ (Signature)

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ANNUAL MEETING AGENDA
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BEAR CREEK SUBDIVISION**

- **Roll Call**
- **Proof of Notice**
- **Approval of 2006 Annual Meeting Minutes**
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- **Reports of Committees**
 - Architectural Control
 - Landscaping Committee
 - Neighborhood Watch
 - Social Committee
- **Elections of Directors**
 - Board of Director Positions
 - Committee Volunteers
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Minutes
2006 Annual Meeting
Bear Creek Subdivision Homeowner's Association, Inc.

Bear Creek City Park
June 6, 2006
7:17 p.m. – 8:25 p.m.

The annual meeting of the association was held pursuant to the Notice of Meeting, and mailed to all homeowners. A copy of said notice is attached to and made part of these minutes. Ronna Martin, Bear Creek HOA President, called the meeting to order at 7:17 p.m.

Attendance: Members in attendance are reflected on the sign-in sheet attached to and made part of these minutes. Also in attendance was Sharon Fahrner of Park Pointe Management Services.

Administrative Matters: A quorum was established. Ronna introduced the current Bear Creek HOA Board Members and Sharon Fahrner.

Proxies: Ronna asked for a motion to accept those proxies not sent in 24 hours in advance: 1st motion Shana Silvestri, all in favor, motion passes. A second motion was called for to accept late proxies that arrived after the meeting had begun: 1st motion: Thomas Gatchell, all in favor, motion passes.

2005 Annual Meeting Minutes: Ronna asked for a motion to accept the meeting minutes of 2005: 1st motion Paul Harrigan, all in favor, motion passes.

Reports:

Neighborhood Watch: Shana Silvestri, Bear Creek HOA Vice President, talked about the Neighborhood Watch program that has been set up for Bear Creek Subdivision. Shana is looking for more Block Captains. Neighborhood Watch signs were put up at the 5 entrances to Bear Creek Subdivision a couple of weeks ago. Shana also talked about National Night Out. NNO is a program for the neighborhood to get to know on another and the for the police, fire department and city officials to come and visit with the homeowners. This will be on Tuesday, August 1st from 6-9 p.m. in Bear Creek City Park. Shana has asked for volunteers to help with this.

Social Committee: Bear Creek Subdivision Summer Garage Sale will be held July 28th & 29th from 8-4 p.m.

CC&R Violations: Sharon Fahrner explained the CC& R's and the most common violations: RV's in view, garbage cans in view and overnight street parking.

Architectural Control: Ronna introduced Barbara Lee Jordan who is on the Architectural Control Committee and thanked her for all the work she has done on greeting all new homeowners in person or by letter that have moved into the subdivision. Homeowners were reminded that they need to get approval in advance from the Architectural Control Committee before making any structural improvements.

Lock Mail Boxes – A homeowner checked into this and the Post Office told her no.
Speed Bumps – Need to go through the ACHD

Financial Statement: Shawn Drake, Bear Creek HOA Treasurer, presented and explained the year end balance sheet for 2005. Shawn then went to explain the income statement and budget for 2006. A homeowner questioned the Landscaping Expenses and how the landscaping company is picked. Come to find out the problem is how some of the trees are being planted by the developer in the new section. Due to this it was decided that an Architectural Landscaping committee will be started. Motion to accept the Financial Statement – 2006 Budget: 1st motion Alta Tawzer, all in favor, motion passes.

New Business:

Web Site: Mike Wees, a Bear Creek homeowner, explained the new Bear Creek Subdivision community web site that he set up. www.meridianbearcreek.org
Each homeowner will need to register on the website to become a user.

Check out the web site. It can be a great tool for communication for the subdivision.

Shepherd Creek Subdivision: Randy Megorden, a Bear Creek homeowner, discussed the new subdivision that is going in behind the Valley Shepherd Church of the Nazarene that will be built off Meridian Road. This subdivision is 12 acres, with 55 homes to be built. 65 homeowners in Bear Creek were notified of this, because Shepherd Creek will be using one of our entrances to get back to their neighborhood. Randy will keep us informed on Meridian Planning and Zoning meetings.

Election of New Bear Creek HOA Board Members: (Volunteers)

Debra Gatchell

Kimberly Newell-LeMaster

WK Thompson

Laura Webb

Tanya Edmondson

Paul Harrigan

Ronna asked for a motion to vote by show of hands for new board members, 1st motion Paul Harrigan, all in favor, motion passes.

Ronna asked for all in favor of those who accept the new board members by a show of hands and all were in favor, none opposed, motion passes.

Adjournment: Motion to end 2006 Bear Creek Annual Meeting, 1st Dan Blowers, all in favor, motion passes. Meeting adjourned at 8:25 p.m.

Sign up sheets for committees were made available.