

Minutes
2009 Annual Meeting
Bear Creek Subdivision Homeowners' Association
Bear Creek Community Park
May 19, 2009

1. Call to Order

- a. The homeowners held the annual meeting of the association pursuant to the Notice of Meeting, and mailed to all homeowners. A copy of the notice is attached to and made part of these minutes. After establishing a quorum, Barbara Lee Jordan, secretary of the HOA called the meeting **to order at 7:17 PM**, and facilitated the meeting.

2. Attendance:

- a. The attending members are reflected on the sign-in sheet. MGM Management Services has the copy, including proxies of those unable to attend. Mike Madsen, manager of MGM was in attendance.

3. 2008 Annual Meeting Minutes:

- a. Barbara Lee Jordan asked for a motion to accept the minutes. Ken Welsh makes motion to accept minutes from 2008 annual HOA meeting as written, Rick Win seconded, all in favor, motion passed.

4. Financial Reports:

- a. 2008 Actual Budget & 2009 proposed Budget
 - i. Mike of MGM reviewed the 2008 actual budget, explained the difference between the proposed and actual 2007 budgets, and then reviewed the proposed 2009 budget.
 - ii. Frank Balkovetz motioned to accept this year's budget Michelle Reader 2nd. All were in favor.
- b. Homeowner Delinquencies
 - i. Dale Wolfe had questions about bad debt of current home owners. This was addressed by Mike Madsen of MGM and no further attention was needed beyond the process that was explained to the homeowners at this time
- c. Miscellaneous
 - i. Michelle George fields some question about gated community fees and maintenance, questions were addressed to her satisfaction. No further action required.

5. Nomination of Board Members:

- a. Leaving the 2008/2009 Board are Doug Reader-President, Nancy Young-Vice President, Barbara Lee Jordan-secretary, and Dave Young-Landscape.
- b. The following remaining HOA board members; Dan Albert, Rafael Osorio, Jr., Shana Silvestri, Camille Altringer, Harold Pierce & Tanya Edmondson wish to remain to serve on HOA board for the 2009/2010 term.
- c. Nominations for new board members to serve on the Board of Directors for 2009-2010:
 - i. Andy Schuter, Diane Sooter, and Frank Balkovetz.
 1. Nominations closed by a motion made by Ken Mortenson and 2nd by Dave Young.

6. Other Business

- a. Dale Wolfe asked if we could post board duty descriptions. Board discussion required.
 - i. *Answer to Mr. Wolfe. The Board job descriptions are found on the BCHOA Web in the By Laws, Article V, Section 5.6, 5.7, 5.8 and 5.9.*

- 7. Committee Reports** – Committee sign up sheets were passed around for new volunteers during the meeting.
- a. Architectural Change Committee (Rafael Osorio, Jr.)
 - b. Landscape Committee (Dave Young and MGM)
 - i. Monica Monroe brought up the dead trees at the retention pond and Paul Kenesty brought up the dead trees that have still not been replaced. This was deferred to the monthly board meeting.
 - c. Neighborhood Watch (Hal Pierce)
 - d. Social Committee (Camille Altringer):
 - e. Website Committee (Scott Anders)
 - i. Melanie Wolfe volunteered to assist B.C. Webmaster

8. New Business

- a. **Amendments to CCR'S**
 - i. Several Amendment questions were asked and addressed before the vote.
 - ii. The 4 amendments were voted on.
 - 1. Hand votes were counted & tallied by Barbara Lee Jordan & Michelle Reader. Additionally paper proxies were collected for all votes present and absent & given to Mike Madsen (MGM) for recounting & verifying votes, (one per household, owners voting not renters ect.)
 - iii. * Final vote results would be submitted to the board by MGM & posted after MGM reviews submitted proxies for accuracy.

9. Adjournment

Barbara Lee Jordan motioned to end the meeting, Michelle Reader seconded, all in favor, motion passed. The meeting ended at 8:42 PM.

Minutes taken submitted by Dan Albert & Michelle Reader .

***May 31, 2009 was the deadline to receive all votes. Final vote results were as follows as per MGM:**

Total Proxy ballots - 80
Total in attendance - 45
Total combined = 125. This was used to establish the quorum to conduct business.
There were 11 people who did not cast a vote on the amendments. This lowers your total possible votes to 114. There were only 110 properties that cast votes on paper and turned in. Must be that some left the meeting without turning in a ballot on paper.

Item A : Addendum to 5.8 Meetings of Association.

Passed
Yes - 63
No - 47
Total votes counted 110.

Item C : Addendum to Violations

Failed
Yes - 49
No - 61
Total votes counted 110.

Item B : CC&R's to Include transfer fee

Passed
Yes - 58
No - 52
Total votes counted 110.

Item D : Establish paint pallet guideline

Failed
Yes - 48
No - 62
Total votes counted 110