

## **Bear Mountain Townhouses HOA**

Annual Meeting

Tuesday December 5, 2023

### **MINUTES**

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**Present:** Pia Ossorio, Laura Russell, Al Fiorello, Sylvia Zebrowski, and Bill Buck. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 3:01 pm. A quorum is present.

**Minutes of 2022 Annual Meeting:** Pia moved to approve the minutes from the 2022 Annual Meeting. Laura seconded the motion, which passed unanimously.

**Presidents Report:** Pia gave a rundown of the Association accomplishments over the previous year.

We raised the dues by \$50 / month due to increased operating costs.

The sump pump behind the dumpster shed failed and was replaced.

Green Spaces, our grounds maintenance contractor, is under new management and the board is pleased with the change. They have overseeded, mulched and fertilized the lawns to improve the soil quality and help cut down on weeds.

Taddiken Tree treated the oaks for kermes scale and also pruned large dead branches from the cottonwood trees.

The concrete walkways between units 101-102 and 95-96 were replaced with thicker slabs and rebar. Cracks in the walkways around the property were caulked and where there was heave they have been ground down.

Another significant project this year was to sealcoat the driveway.

Our HOA insurance coverage was moved to a different carrier.

We continue to build up the association reserves for future capital projects.

Pia extended thanks to the board members for their volunteer efforts on behalf of all homeowners and to Helen for overseeing the operations of our association.

#### **Treasurer's Report / 2024 Budget:**

Al reported on the Association's financial activity in 2023.

From our reserves we spent \$6,000 on concrete replacement and \$3,000 on sealcoating the driveway. We also spent \$800 on replacing the sump pump.

The most significant financial impact on the association was an increase in our insurance premium through American Family from \$15,000 to \$35,000. We switched to coverage from State Farm with an annual premium of \$18,000. As we raised dues last year to cover an insurance increase the board decided not to do that this year and to slightly decrease the amount we are transferring to reserves instead. By the end of 2024 we are projected to have \$70,000 in the reserve account.

The board approved a budget with no dues increase for 2024.

**2024 Projects:** We do not have any major project planned for 2024. The next major projects planned are painting and siding repairs scheduled for 2028. Our roof has plenty of life remaining and the replacement in around 10 years will be funded partly from reserve savings and partly from an assessment to owners.

**Election of Directors:** Bill moved to re-elect Pia Ossorio for a new three-year term on the board. Al seconded the motion, which passed unanimously.

**Homeowners Concerns / Other Business:**

Al suggested that we install holiday lights on the tree at the driveway entrance. He will investigate the cost to have these professionally installed.

Bill asked about adding some lights to the sidewalk at the guest parking spaces as this area is very dark at night. He has some solar landscaping lights that we can try out in this area.

We discussed if owners can install solar panels. This would be allowed on the townhome roof, but the owner is responsible for all maintenance associated with the panels, including removing them when the roof is next replaced.

**Adjourn:** The meeting adjourned at 3:36 pm