

Bear Mountain Townhouses HOA

Annual Meeting
Tuesday December 6, 2022

MINUTES

Present: Pia Ossorio, Laura Russell, Al Fiorello, Sylvia Zebrowski, Jean Vogel, Brigitte Furst, Jennifer Wehrend and Anna Hallowell, plus one proxy from Janet Bell and James Graham. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 4:09 pm. A quorum is present.

Minutes of 2020 Annual Meeting: Pia moved to approve the minutes from the 2020 Annual Meeting. Laura seconded the motion, which passed unanimously.

Presidents Report: Pia reported on the Association activity over the last year. The lawn was power raked and re-seeded, and the rock mulch in front of the units was refreshed. The dirt bed at the end of the driveway was replaced with rock mulch to match the other side and to blend in with the Devil's Thumb street strips. Substantial storm damage was trimmed from the trees. We are treating the oak trees for kermes scale, and the larger ash trees for emerald ash borer. The trees were inspected by the Boulder County Extension tree team, who said that our trees are in good condition.

We worked with the City to get a pothole at the end of the driveway filled and they also levelled an area of sidewalk.

The decorative concrete was repaired.

The asphalt was inspected and does not need sealing at this time.

Our gutters were inspected, and any found leaks were sealed.

The roofs were inspected, and they are in good shape.

Treasurer's Report / 2022 Budget: Al reported on the Association finances. Income is in line with the budget and there are no delinquencies. Expenses are under budget and we have saved \$11,000 from last year by eliminating unnecessary costs and contracting with new vendors. We have increased the amount transferred to the reserve account. At the end of 2021 we are projected to have \$33,400 in reserve savings. This should increase to \$47 – 50,000 by the end of 2022.

The board approved a budget with no dues increase for 2022.

2022 Projects: We do not have any major project planned for 2022. We will undertake some minor projects like addressing some brown areas in the lawn, installing irrigation to the new bed by the sidewalk, and caulking and levelling concrete sidewalks.

Election of Directors: Pia moved to re-elect Laura Russell for a new three-year term on the board. Jean seconded the motion, which passed unanimously.

Homeowners Concerns / Other Business:

Janet sent a message requesting that future Annual Meetings are held in the evening so that owners who are at work will be able to attend.

Jennifer noticed that there appear to be fewer branches on the trees. Al explained that we did a lot of pruning because of weather events in 2021. He also mentioned that the board has approved deep root watering for a selection of trees to help them during these drought conditions.

Susan had previously requested planting a new tree in the grounds. The board will consult with her on the details and then make a decision.

Susan also talked with Al about the possibility of installing gutter guards on the end units because there are a lot of trees dropping leaves. Al's suggested that instead we increase the frequency that these gutters are cleaned.

Adjourn: Al moved to adjourn the meeting at 4:23 pm. Anna seconded the motion, which passed unanimously.