

## **Bear Mountain Townhouses | Annual Meeting / Report 2020**

Due to COVID-19 we did not hold an in-person meeting. The following reports were sent to owners, and any votes were taken by email.

### **President's Report:**

Pia Ossorio has been appointed to the board to take over the remainder of Janet's term, and has taken on the role of President. Many thanks to the out-going President, Janet Bell, for her many years of service to the Association.

We have engaged a new manager, Helen Cartwright with Creekside Community Association Management, who started at the beginning of November.

There have been no special improvement projects this year.

### **Treasurer's Report:**

Income is in line with the budget and no owners are delinquent in paying their dues.

Expenses are mostly normal, although there is an overage in snow removal due to a very snowy spring. Repairs and maintenance is running under budget, and we expect to overall end the year within the budget.

At the end of December we will be transferring an additional \$10-11,000 to the reserves account.

### **2021 Budget:**

The 2021 Budget is attached. The board approved the budget with no dues increase.

Owners may vote to reject the budget. **Please reply to this email if you wish to make a motion to reject the budget.** If at least 6 members vote to reject the budget, the 2020 budget will remain in place. ***No owner made a motion to reject the budget.***

### **2021 Projects:**

The main focus for 2021 will be to review our contracts and keep up with routine property and landscape maintenance so our property continues looking good.

We are planning to replace the small planted area on the east side of the beginning of the driveway with an extension of the gravel area that is adjacent to the bed. Included will be plantings similar to Devil's Thumb to tie us into their landscaping. These new plantings will be drip irrigated.

Also, on the lawn in front of the east building, we will plant some shrubs/bushes to obscure the phone utility boxes.

### **Election of Directors:**

Pia Ossorio is up for re-election, having served the remainder of Janet Bell's term.

Laura Russell has moved to re-elect Pia for a new three year term. Al Fiorello has seconded the motion. **Please reply to this email to indicate you are in favor of this motion.**

*If any other homeowners are interested in joining the board, please contact me right away so I can draw up a ballot for owners to vote on. **All owners responded by email to approve the appointment of Pia Ossorio to the Board.***

### **Other Business:**

Owners who have issues they would like the board to address, please reply to this email with your concerns and I will share the board's responses with the whole Association. ***There were no additional homeowner concerns raised.***