

**Bear Mountain Townhouses HOA**  
Board of Directors Meeting  
Tuesday June 15, 2021

**MINUTES**

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Board Members present: Al Fiorello, Pia Ossorio, Laura Russell  
Owners present: Jean Vogel  
Helen Cartwright represented Creekside Management

The meeting was called to order at 11:05 am. A quorum is present.

**Agenda:** Pia moved to approve the agenda. Laura seconded the motion, which passed unanimously.

**Minutes of previous meeting:** Pia moved to approve the minutes of the February 2, 2021 meeting. Laura seconded the motion, which passed unanimously.

**Manager report:** There is an invasive weed in the lawn that did not get removed by the lawn treatment. Helen will contact Green Spaces to come up with a better solution.  
The street strip to the east of the driveway needs to be weeded.

**Financial statements:** At the end of May 2021 there was \$10,704.05 in the checking account and \$20,273.74 in the reserve account. The board approved transferring an additional \$7000 to the reserve account.

Administration costs are under budget as we switched to lower cost insurance coverage. Snow removal is over budget, but overall expenses are within budget. There are no past due homeowner accounts.

Al moved to approve the May financials. Pia seconded the motion, which passed unanimously.

**Old Business:**

*Sump pump inspection:* The inspection showed a small clump of roots in the drain entrance. These were removed. There is nothing blocking clear drainage of water from the gutters and sump pump. We will check this every two years.  
The cap for the drain by #95 doesn't fit properly. Al will check on this.

*Gutters:* Full Spectrum Maintenance cleared some debris from the downspouts.

*Tree Care:* Taddiken Tree completed the storm damage pruning, and they will be treating the oak trees tomorrow. Al is seeking additional guidance from the County Extension office.

*Asphalt / Concrete:* Superior Aggregates said that the asphalt does not need seal-coating this year. We will revisit this next year.

Al will work on getting the decorative concrete repaired.

*Roof Inspection:* Sean of Saville Roofing reported that the roofs are in good condition and do not need any repairs at this time.

*Pothole at Entrance:* The City patched the hole in the concrete with asphalt, which did not last very long. We will contact the City about this again. There is also a section of sidewalk that has buckled to the west of the driveway.

**New Business:**

*2021 Grounds Maintenance:* Green Spaces are doing well. The improvements at the entrance are completed and look good. We are planning on planting a few shrubs, including by the electric box on the SW side of the property.

There is a section of browning grass in this area – we will ask Green Spaces to check the coverage.

*Trespassing:* A motion sensor light has been ordered to be installed by #99. Rocks have been moved to prevent folks from using Bear Mountain property as a cut through which seems to have helped.

*Parking:* At the Annual Meeting, owners voted to keep all parking spaces assigned for visitors. The board discussed reconsidering this, but no recommendation was adopted.

**Other Business:** The windowsills need touch up. Al will arrange for the handyman to do this.

*Yard Sale:* Al will arrange a date for a yard sale in July.

*Community Gathering:* Pia will set up a date for a community get together over the summer.

*Architectural Application:* Anna Hollowell received approval from Devils Thumb to rebuild her front deck. We will review the procedure for getting architectural approval with owners at this year's annual meeting.

**Next meeting date:** The next board meeting will be at 11 am on Tuesday September 21, 2021.

The meeting adjourned at 12:20 am