

Bear Mountain Townhouses HOA
Board of Directors Meeting
Wednesday June 21, 2023

MINUTES

Board Members present: Al Fiorello, Pia Ossorio, Laura Russell
Owners present: Sylvia Zebrowski and Ka Yee Wong
Helen Cartwright represented Creekside Management

The meeting was called to order at 11:33 am. A quorum is present.

Agenda: Al added a couple of grounds maintenance items to the agenda, and moved to approve the agenda. Pia seconded the motion, which passed unanimously.

Minutes of previous meeting: Al moved to approve the minutes of the October 4 and December 2 2022, and the April 26, 2023 meetings. Pia seconded the motion, which passed unanimously.

Manager report / Homeowners Concerns:

Anna (#95) / Brigitte (#104) reported that the sum pump behind the dumpster shed was not running. A utility pump was placed in the pit over the weekend until a new pump could be installed.

The gutter drain was cleared at #102

Green Spaces had mowed on a Saturday as they were rained out on their regular mowing day. Some residents do not follow the recycling and compost protocols.

Financial statements: At the end of May 2023 there is \$5025.35 in the checking account and \$49,165.30 in the reserve account.

Overall, we are keeping in line with the annual budget for all operating costs. We had an additional reserves expense to replace some concrete between the garages. The board will review the reports and approve them by email.

Old Business:

Concrete replacement – the project to replace concrete between the garages has been completed.

Fire mitigation – there has been no further information from the City, but they have acknowledged our concerns. Devil's Thumb HOA has completed their fire mitigation efforts, which included limbing the trees around the tennis court and cutting a path for firefighters through the field.

Devils Thumb pickleball proposal – their board did not approve converting the tennis court adjacent to Bear Mountain Townhouses for pickleball at this time.

Asphalt sealing – this work has been approved and we are waiting on scheduling details from the contractor, Superior Aggregates.

New Business:

Grounds Maintenance – the 2023 contract with Green Spaces was approved by email. Their rates increased about 10% this year but will remain the same for 3 years.

We will check that Torii (Devils Thumb contractor) did not do anything to the Bear Mountain backflow. Helen will ask Green Spaces to check the pressure reducing valve. There are two

sprinkler heads on the west lawn that have been damaged by the mowers and need repairing. The irrigation is still off because of all the rain, but it should be turned back on now.

Tree trimming and Oak treatments – The board approved a round of tree trimming and the treatment of the oak trees for Kermes scale by email. The tree trimming scope prioritizes most urgent safety pruning while keeping within the annual budget.

Towing sign – There are new rules around towing from HOA parking lots, and we may need to change towing provider. For now we will leave the sign as it is.

Next meeting date: The next meeting will be at 10 am on Thursday October 12, 2023.

The meeting adjourned at 12:05 pm