

**Bear Mountain Townhouses HOA**  
Board of Directors Meeting  
Tuesday March 1, 2022

**MINUTES - DRAFT**

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

The meeting was called to order at 11:03 am. A quorum is present.

**Agenda:** Off leash dogs was added to the agenda. Laura moved to approve the agenda with this addition. Al seconded the motion, which passed unanimously.

**Minutes of previous meeting:** Al moved to approve the minutes of the September 9, 2021 meeting. Pia seconded the motion, which passed unanimously.

**Manager report / Homeowners Concerns:** Some shingles blew off in the big windstorm. Saville Roofing replaced them.

Bill Johnston made some repairs to the dumpster enclosure gate.

Al fixed the gutter at #95 where it was leaking, saving us the \$385 that Gutter It had bid to replace this section.

The residents at #98 parked their car in the driveway and it blocked the plow from clearing snow. They regularly park in the driveway for longer than 30minutes. Laura said that issues with noise – banging, kids jumping on stairs in the 11 pm – 2 am timeframe persist. Helen will remind the owners of the noise ordinances and we will look into what enforcement actions can be taken.

**Financial statements:** At the end of February 2022 there is \$3,514.40 in the checking account and \$34,596.86 in the reserve account. This is after transferring an additional \$7,000 into the reserves.

We are operating within the budget with the exception of snow removal. The February reserve transfer is still outstanding. The board will approve the financials by email once the reports are updated.

**Old Business:**

*Snow Removal:* Helen contacted Flying Colors to get the siding damage repaired, and we will discuss the damage to the asphalt with Cary.

If they are not able to come because of equipment failure, they should let us know, and the plow driver should put the snow in the pre-arranged locations, not along the driveway.

*#98 Garage Door:* Helen will remind the owners to paint the new section of garage door. We will give them a deadline to complete the project or the HOA will hire a contractor to do it at the owner's expense.

**New Business:**

*Grounds Maintenance Contract:* The 2022 contract with Green Spaces was approved by email. We will install some new plants at the entrance and extend the drip irrigation.

*Tree Care:* Al moved to approve the Emerald Ash Borer and Oak Kermes Scale treatments. Laura seconded the motion, which passed unanimously. We will get a cost to prune the ash by #95 and the cottonwood opposite #96.

*Concrete Repairs:* We are working with the City to finalize the scope of work for concrete replacement at the driveway entrance. The City told Al it would cost \$8400 to replace the concrete apron and most of the sidewalk. The concrete contractor gave Al a price to fix the broken up curb and gutter on the east side of our driveway, cost \$500.

*Siding Repairs:* Tom at Full Spectrum will do the few repairs that are needed.

*Dogs off leash:* There have been owner complaints about dogs off leash on the property.

**Next meeting date:** The next meeting will be at 11 am on Tuesday June 14, 2022.

The meeting adjourned at 12:21 pm