

Bear Mountain Townhouses HOA
Board of Directors Meeting
Thursday September 9, 2021

MINUTES

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

The meeting was called to order at 2:05 pm. A quorum is present.

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

Minutes of previous meeting: Al moved to approve the minutes of the June 15, 2021 meeting. Laura seconded the motion, which passed unanimously.

Manager report / Homeowners Concerns: Several owners had issues with rodents eating their plants. Sylvia caught a rat in a trap she set out, but there is still activity. The Association does not need to take any action.

Laura replaced some bulbs in garage lights that were out.

The owners at #98 have made space in their garage for their car and are no longer parking in the fire lane.

The invasive weeds are persisting in the lawn. We will consult with Green Spaces on what further action can be taken. To keep the grass healthy the board would like to keep the irrigation on as long as possible before winterizing.

Financial statements: At the end of August 2021 there was \$2,299.34 in the checking account and \$29,906.37 in the reserve account. This is after transferring an additional \$7,000 into the reserves.

Income and expenses are within the budget for the year and there are no delinquent accounts. Al moved to approve the August financials. Pia seconded the motion, which passed unanimously.

Old Business:

Tree Care: Taddiken Tree completed the bark treatment for oak kermes scale and pruned the oak trees. If there are periods with no snow over the winter months the board will consider having Taddiken do a round of winter watering.

The County Extension folks said that we do not need to remove the large cottonwood at the north of the property. Next year we will treat the ash trees against Emerald Ash Borer.

Pothole at Entrance: The City proposed a cost-sharing plan to replace the apron concrete at the driveway entrance. As the asphalt patch is still functioning the board decided not to proceed with this. The City will be replacing the buckled section of sidewalk, so they may be able to fill the pothole with concrete when they are on site doing this.

Grounds Maintenance: The invasive weeds are persisting in the lawn, despite the additional treatment that was applied. There are also some brown spots in the lawn. Helen will call Green Spaces to check on the irrigation system. Overall, they are doing a good job.

Trespassing: This has not been a major issue, just an occasional dog walker coming through the grounds. The board questioned if the association would be liable if a person trespassing was injured on the property.

Parking: Parking in the fire lane has been less of an issue. Sometimes resident's cleaners or contractors park behind the garages.

Maintenance tasks: The owner at #98 replaced the damaged panels on the garage door and these need to be painted. Helen will get them the paint codes.
Laura will work with Full Spectrum to get the windowsills that need it touched up.
Helen will arrange for Gutter It to seal the gutters that were leaking.
We will have Green Spaces clean the gutters this fall.

New Business:

2022 Budget: Helen presented a draft budget for 2022, which the board reviewed and made adjustments to. The updated budget will be emailed for final approval.

Snow Removal contract: Al moved to approve the snow removal contract from Flying Colors. Laura seconded the motion, which passed unanimously.

Annual meeting date: The annual meeting will be at 4 pm on Monday December 6, 2021.

The meeting adjourned at 3:20 pm