

Trustee/Homeowner Meeting 2/10/2022 6-9:00pm

Attendees:

David Lewis
Todd Russom
Mark Hanharan
Melissa Huelskamp
Betty Jarvis (Neighborhood Watch Committee)
Officer Ben Childress
Sara Meadows (Pool Committee)
Mike Bober (Golf Course Mgmt)
Mayor Guccione
Alderwoman Tricia Byrnes
Hank Princivalli (C&Rs)
Mary Edele (Garden Club)
Shyla Conrad (Social Committee)

Trustee Meeting

- Open Discussion; Trustees reviewed agenda for Annual Homeowners meeting.
- Hank has resigned from C&R Committee.

Homeowners Meeting

- New Resident Introduction
- Alderwoman Byrnes: nothing currently being mentioned about a road passing through Bear Creek.
- Mike Bober: There is an extension of the golf course promotion. For \$300, you can get a \$400 gift card to the golf course.
- David discussed C&R's, purpose of adding items up for possible modifications (reviewed each item up for vote). Two thirds vote of homeowners present was required to make changes to the C&Rs. Purpose is to keep Bear Creek a desirable place to live.
- Hank discussed issue of trees in subdivision (compliance vs non-compliance).
- Mary Edele: First Thursday of every month, the Garden Club meets. You do not need to be a gardener to join.
- Betty Jarvis: Neighborhood Watch Committee has about 15 members. They sponsor the National Night Out each year at the pool.
- Officer Ben Childress: Business Liaison with Wentzville Police Dept – reviewed statistics of Bear Creek. Wentzville Police Dept offers vacation checks for when residents are out of town.
- Sharon Woelbling has been voted in as new Trustee replacing Todd Russom. No other runners up. Melissa will update file for Todd vacating and Sharon replacing for 2/10. Sharon received 28 of 35 votes cast.
- Sara Meadows: Pool open/close dates will be Sun, 5/29 through Tues, 9/6.
- David discussed pool repairs that have been done. Furniture/umbrellas will be replaced this year.

- Budget is in a good place. Assessments have remained the same. We have an estimated budget surplus of \$25,547.77.
 - David talked about option of not having lifeguards at pool. We are in contract for one more year. Asked for volunteers for water testing, looking at what other HOAs do. More discussion needs to happen.
 - Shyla Conrad: provided list of social event ideas. Social Committee has a facebook page. Asked for volunteers to join. Will continue food trucks. Next food truck will be at the pool on Sat, 2/26 from 11-1pm.
 - Q&A from room.
 - One resident mentioned seeing coyotes being out (near Blue Lake Dr). Human scent/moth balls are a deterrent for coyotes, and deterrents can be purchased from Charlie's.
 - Mike Bober will talk to Kirk Porter regarding pond maintenance.
 - Voting results (62 total votes cast):
1. The homeowners approved the modification of the C&Rs to revise the fence height to a limit of 54 inches. **Passed with 2/3rd present homeowners. Yes – 47 votes. No – 13 votes.**
 2. Do the homeowners approve a modification to the C&Rs concerning golf course backing homes for a single nylon/cord style net to be placed in the back yard facing the golf course to block and protect homeowner's back yard from errant golf shots? **Did NOT pass with 2/3rd present homeowners. Yes – 33 votes. No – 25 votes.**
 3. Do the homeowners approve the modification of the C&Rs to revise the sign limitations to include the temporary placement (Period of time work taking place, but not to exceed 30 days). **Passed with 2/3rd present homeowners. Yes – 43 votes. No – 15 votes.**
 4. Do the homeowners approve of the addition of a statement in the sign C&Rs to state that no profanity can be incorporated into any homeowner sign or display flag? **Passed with 2/3rd present homeowners. Yes – 56 votes. No – 3 votes.**
 5. Do the homeowners approve a modification to the two-tree rule? **Did NOT pass with 2/3rd present homeowners. Attorney will be going back on this one as this one had some questions surrounding this with the multiple choices. Maintain 2 tree Requirement – 16 votes. Reduce Requirement to one Tree – 26 votes. Remove the tree requirement – zero tree – 17 votes.**