

**Bethel Creek Home Owners Association**  
**Board Meeting**  
**May 17, 2023**

1. The president called the meeting to order.
2. The discussion was on the 2023 remaining year budget and a future look at the 2024 budget. The remaining year is going to cause a shortfall based off the \$350 dollar per lot homeowners' contribution and the number of homeowners not paying as well as increased expenses. The board will need to think of revising numbers for 2024, addressing increased costs and adding a contingency for missed costs and future long-term capital needs such as roads, signs, and the gazebos.
3. Decided HOA will need to hire an attorney to use in the future. The attorney can advise the board on liens, for not paying dues, give us advice on a permanent address for the storing of HOA documents and answer any legal questions that need to be addressed. The president is taking on the task of interviewing candidates and will hire.
4. Discussed getting insurance for the HOA. It was suggested to use Bembridge Insurance. The contact there is Bonnie Revelle. Need to check on pricing and gather information the insurer may need.
5. Discussed the need to speak to contractors and figure out the cycles for repair and upkeep of the roads, boardwalk and gazebos. Set up a list of contractors to use as references for future maintenance. This will have to be revisited when the future boards come on. Talked about lights in the subdivision and what needs to be fixed. The president will make a call on this.
6. Discussed adding to website and giving access to bylaws, architectural guidelines, procedures and covenants.
7. Decided for now we should keep Butler & Associates for the first year. The board needs to work with them to see what kind of deficit we are going to run and then figure out if the dues need to be adjusted.

8. The board will need to figure out the time for next year for the annual meeting. A nominating and Architectural committee will need to be set up. The president can hand over any past information for the architectural committee.
9. The homeowners in arrears need to be addressed and figure out going forward what will need to be done for liens on properties after hiring the attorney and asking advice.
10. The meeting was adjourned.