

Bethel Creek Home Owners Association

Board Meeting

November 15, 2023

1. Meeting called to order by the secretary
2. Minutes – Secretary will complete typing, and the treasurer will upload.
3. Butler letter feedback (contact info for homeowners) - only got one response. President will check to see if she knows how to check the online responses.
4. Discussed that 16 homeowners were unpaid as of May 3. President will update when he gets a new list from Butler. Need to let folks know that in the future, fees/ interest will be applied. Letter to go out.
5. Assessments
 1. Letter to owners about increase – Discussion of \$700 being correct number.
 2. Set up new account for escrow - Need to coordinate with Butler. How much of each due's payment goes to escrow? Should be able to determine this once the 2024 budget is finalized.
 3. Justification for new dues amount – President and treasurer to communicate and get their version of budgets merged into one. Will include financial detail behind yearly dollar amounts. Provide results to secretary for his review.
 4. Define operating costs - should be in 2024 budget.
5. First repair actions after dues increase - Road signs and potholes need to be addressed. The new board will have to find contractors and schedule work, as existing board should be voted out by time 2024 dues payments come in.
6. Calendar of events
 1. Annual meeting - Bylaws: “ The first annual meeting of the members shall be held within one (1) year from the date of adoption of these bylaws. All subsequent annual meetings shall be held as determined by the Board.” Considering late February or early March for Annual Meeting.
 2. Special meeting to nominate candidates - nominations will be done by the nominating committee.
7. Establishment of committees
 1. Nominating committee – The president will send out a letter asking for volunteers for nominating committee.
 2. Architectural Committee - Nick Handres has volunteered. The President will put together a form letter for new builds. Covenants should be included in

title search by new owners.

8. Insurance - Common areas need to be owned by the HOA before insurance can be acquired. The president will collect info on status of transfer and email it out.
9. Meeting Adjourned