

April Trustee Meeting 4/23/25 6-7:55pm

Attendees:

David Lewis
Shyla Conrad
Sharon Woelbling
Lisa Alexander
Melissa Huelskamp

- Melissa will ask Linda to send updated paid resident list and print this for Pool Pass Pick Up.
- Power source and sprinkler line was cut when work on Polar Dr. was being done by Ameren subcontractors. Repair work is underway. Dade will come out to put line extensions and sprinkler head back in once completed.
- Pool Pass Pick Up Schedule:
 - Sat, 5/3 – Rod and Melissa (will need pool key from David)
 - Sun, 5/4 – Sharon and David
 - Sat, 5/17 – Melissa and Shyla
- Shyla has researched rental properties. Proposing changes to rental rules and form for subdivision. She will create a document and share with Trustees for review. Next steps TBD. We will get feedback from subdivision attorney.
- Lisa will pull properties for sale in Bear Creek. A copy of the C&Rs/Amendments (and possibly rental form) can be sent (emailed) to the listing agent to add to documents for signing by the new owner at closing. Lisa will pull this report once per month.
- Discussion of speed dips in subdivision. How many? Locations? Cost would be \$8K (city splits this cost in half with subdivision). Shyla will invite City to next meeting to discuss this topic.
- Discussion took place on late fees and how these will be handled with HOA.
- David reviewed budget.
- Shyla will need to get added to the bank account at First Bank to be able to sign on the account. (Checks when written require 2 Trustee signatures).
- Shyla has been approved as a reviewer/approver for DNI invoicing.
- David will finalize subdivision standards and bring them to the May Trustee meeting for Trustees to review. Once in agreement, these will be added to the website. Sharon can also send this out as an e-blast to inform residents.
- David to contact Kirk/Mike (golf course) and City to discuss filling in the retention pond at May Rd.
- May Trustee meeting will be held on May 27th 6pm – clubhouse. Melissa will reserve.