

July Trustee Meeting 7/28/25 6-7:08pm

Attendees:

David Lewis  
Sharon Woelbling  
Lisa Alexander  
Melissa Huelskamp

- David will look at lighting at the pool to figure out programming. Trustees may need to manually turn lights on (switch in pump room) for National Night Out event – 8/5.
- We will want to include Garden Club lead (Pat Kilroy-Govero) for September Trustee meeting to determine which bushes/plants at the pool should be planted/removed/replaced.
- Shyla should bring list of rental homes in subdivision/proposed draft for new rental policy and guidelines to August meeting for discussion. Once Trustees have the draft, David will work with Lester Struckmeyer (subdivision attorney).
- Lisa provided home listings (for sale) for Melissa to contact with C&Rs/rental policies for the subdivision.
- Sharon will do research for letter replacement for Polar marquee. She will engage Polar HOA for assistance.
- Melissa will follow up with Linda (DNI)/Lester S on cost to place a resident/property into collections for delinquent account balance. What does that cost per postal letter/collection placement? Once we have this information, Trustees will look at cases where it may worth requesting collection placement.
- David has contacted Lester Struckmeyer regarding chicken coops (and will follow up).
  - What limitations are there on city policy/new state law?
  - Look at C&Rs for out buildings/fenced design for limitations.
- We will target October for subdivision newsletter. This will be sent to residents via e-blast and placed on subdivision website.
- David reviewed budget.
- Melissa will put together a thank you card for Midwest Pools – Midwest team that supports Bear Creek pool won 1<sup>st</sup> place for cleanliness of an active pool.
- August Trustee meeting will be held on Mon, 8/11 at 6pm. Melissa will reserve the clubhouse.