

BEAR LAKE WEST POA BOARD MEETING – July 9, 2022

Present: Craig Schaar, Marty Phipps, Gary Myers, Terry Carlson (phone), Michael Howlett, Diane Marietti (Phone)

Excused: Lowell Howlett, Daleen King

Visitors: Steve Howard, Michelle Fillion, Michael Wade

Minutes from the previous meeting had been approved and posted to the website.

Visitors: Jim DeGroot, Charles Keller, Bryan and Amy Bone, Dan Phillot, Brad, and Janis Butters

The financial reports were reviewed and are on track. We have 2 foreclosures in process for lack of payment. We have completed the purchase of a used truck to accommodate our snow plowing for next winter.

We reviewed the water report provided by Dan with no issues. Craig and Terry are coordinating building permits with Dan as they are approved.

The sewer board is preparing a contract with the power company to use our generator if the power goes out. There was discussion whether this is the best option for us because we need the generator for our own wells. Craig will ask Lowell to go back to them to propose that the POA and Power company each pay half for a generator and not sign a contract.

Amenities: A discussion about the gate at the beach. Members are asking to drive down to the beach and want the gate open. Craig and Lowell are getting flooded with calls daily about this. The board agreed to remove this restriction and let our members use the beach and drive down as needed. Craig will get with Hal from the amenities committee to see what can be done to accommodate this.

Road Maintenance was discussed by Michael. They are filling holes and buying road base. Lowell and Michael will look for a bid for a contractor to expand the turnabout that needs to be improved before winter and improve roads. Dyers woad was discussed and they are trying to get rid of it before it takes over.

Terry presented a map with an escape route identified off Mountain Way. There is a gate on the property of Ardee Helm. He will allow access to his property in a fire situation and the road is still in decent condition. Anyone has permission to cut the lock in this situation. Craig will post this information to the website along with a map.

Garbage: This is a continual problem and we have tried several things including signage and gates. We received notice that the county will fine us for items that are placed in our dumpster that are not allowed. Some of these are furniture, water heaters, bikes, Grills, tables, trees, building materials, etc. These items cause damage to the garbage truck and the county will charge us for the damage. We are looking for a way to prevent this and keep people who are not in the POA and contractors from dumping items that are not household garbage. Some options discussed were:

1. Monitoring
2. Purchase a roll off dumpster for these types of items.....\$350 is the cost per dump.
3. Fines to those who do not abide by the rules.
4. Install a locked gate with a combination or pass. Lock bottom gate.
5. Install cameras. Marty will look at installing cameras and get bids on a locking gate.

Plat C folks are not happy with the work that Direct Com did with the cable that was buried. There is damage on Red Pine. Craig will ask these folks to contact Direct Com directly with their concern. This process has worked in other areas of the POA and Direct Com has taken responsibility to fix the problem.

The annual homeowner meeting will be held Saturday August 13 at 9am in the clubhouse. Elections will be mailed out to fill 3 vacant positions. The nominating committee presented the following candidates: Jim DeGroot, Michelle Fillion, Lowell Howell, Amy Karcher, Michael Wade and Brian Bohme. Terry will prepare a ballot and mail out with information about the annual meeting. Craig will discuss staggering terms at the annual meeting. The board will meet after the elections are tallied to determine the positions/terms filled.

There was discussion about new builds. Craig reiterated that all new builds must obtain county approval before our building committee approves.

Meeting was adjourned at 12:24pm.