

**Bear Country/Claire Vista Homeowners
Association Notice of Annual Meeting
April 9, 2025 at 6:00pm CST**

Zoom:

<https://us06web.zoom.us/j/84166590665?pwd=YUIJac8nnHxWQWRFzOVKIWHyUujZNe.1>

**Meeting ID: 841 6659 0665
Passcode: 008271
Call In : 1-346-248-7799**

In attendance:

Sean Gibson- **Board Director**
Larkin Braxton- **Board Director**
Brad Benjamin – **Board Director**
Dawn Kelly- **Property Management Group**
Alyssa Kelly- **Property Management Group**

Meeting called to order at 6:04 pm.

Board Introductions/Notice of Quorum:

- Board members introduced themselves for the benefit of creating the meeting minutes. PMG stated that board quorum was met to conduct the annual meeting.

Nominee Introductions:

- Larkin Braxton utilized his nomination bio to best describe his desire to rerun for the board.

2025 Budget Review

PMG presented the proposed 2025 budget to all attendees. It was noted that the \$10,000 previously moved to a Certificate of Deposit (CD) has earned approximately \$400 in interest, performing better than the previously used reserve account. The Cellgate contract will remain at its current pricing. The landscaping contract includes a buffer to allow for potential additional services if needed. PMG indicated that an increase in homeowner dues may be necessary to cover anticipated road repair expenses.

Community Updates

- The Board confirmed that pond maintenance will be prioritized over reed removal in order to maximize the effectiveness of the current budget. A long-term solution for reed control is under discussion.
 - The Board emphasized the responsibility of homeowners whose drainage systems feed directly into the pond to properly maintain their drainage, as neglect leads to recurring community costs.
 - PMG proposed a 10% increase in dues. A motion was made by Brad and seconded by Larkin. Motion passed.
 - Brad requested an email blast be sent to direct residents to the community website for updates and communication. PMG discussed how the website can be utilized for FAQs and noted that a mass email will be sent regarding its usage.
 - The Board addressed recent violations regarding trailer storage within the neighborhood and encouraged residents to report any infractions they observe.
 - Concerns were raised regarding delinquent homeowner dues. The Board urged homeowners to bring accounts current to support neighborhood upkeep. PMG was asked to identify and follow up with delinquent accounts.
 - The bulk trash pickup request information will be added to the website under FAQ page.
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Election Results

PMG announced that **Larkin Braxton** was re-elected to the Board. A total of 20 votes were received.

Resident Q&A

- **Bob Katkic** inquired about the removal of previously cut reeds and the cleanup of remaining debris. PMG responded that the budget did not initially account for disposal costs and noted that bids have been received. The estimated \$2,000 project has been postponed due to budget constraints.
 - **Rod Conley** suggested organizing a community bonfire to dispose of the reeds, which could reduce costs and foster neighborhood engagement. PMG agreed to take the suggestion under advisement.
 - **Lindsay Williams** raised concerns about enforcement of CCRs, particularly related to trailers and boats. She asked the Board to enforce these policies more strictly. The Board acknowledged that some homeowners are disregarding fines and deed restrictions. PMG discussed the possibility of pursuing forced maintenance and imposing increased fines for ongoing noncompliance regarding trailers and RVs.
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Adjournment

Motion to adjourn was made at **6:38 PM**.

