

**Bern Creek Improvement Association Inc.**  
**Minutes of the Annual Members Meeting**  
**December 3, 2020**

Via Zoom

Mike Hutchinson called the meeting to order at 7:18pm. A quorum of the board has been achieved with Mike Hutchinson, Cindy Martin, Gary Dahl, Michael Resnick, Kenny Castro, Frank Rich.

A QUORUM OF THE MEMBERS WAS CERTIFIED.

The meeting was properly noticed.

Meeting called to order by Mike Hutchinson, President

Gary motioned to approve the December 3, 2019 annual Meeting Minutes, Susan seconded, all in favor MOTION PASSES.

**Presidents Report:** Mike introduced the board and welcomed the membership. Mike reported that Pinnacle is now the new Association Management Company. Mike reported there is no buyer for the Chapman property. There will be no repairs to Cowpen Ln while the Chapman property is on market and the same for the fence on Celestine. Two reflector signs were put in by the Cowpen culverts and paid for by Bern Creek. One more signature (Frank') is needed to complete the latest amendment to the Articles.

**Treasurer Report:** \$163,000 in reserves and the extra monies collected in 2020 from past overdue assessments are carried over into 2021 operating budget. A portion of the reserves are in a CD and the interest is applied to the reserves.

**New business**

Motion made by Mike, seconded by Susan to approve new 2021 budget. All in favor MOTION PASSES. Gary Dahl recommended providing a list of vendors with violation letters to better assist owners in correcting violations, (culverts, trees, fencing). This list was discussed as being put in the newsletter and Frank will take on responsibility of the newsletter.

**Election of officers**

Nomination for President Gary Dahl nominated Mick Hutchinson for President, seconded by Mike Resnick, all in favor MOTION PASSES with no other nominations Mike Hutchinson has been elected as the 2021 President.

Nominations for Secretary: Frank Rich was nominated Gary Dahl for Secretary-Treasurer, seconded by Ken Castro, all in favor, MOTION PASSES

Nominations for Directors: Cindy Martin was nominated by Gary Dahl, seconded by Susan.

Ken Castro was nominated by Cindy Martin, seconded by Mike Resnick.

Tommy Gregory was nominated to fill a vacancy by Gary Dahl, seconded by Cindy Martin.

Cindy and Kenny were voted in unanimously for a two year term. Tommy was voted in to fill the second year of a vacancy.

Meeting adjourned 7:45pm. Susan motioned to adjourn and seconded by Gary.