



[www.bearcreekforest.org](http://www.bearcreekforest.org)

Sept 19, 2015

---

## **Bear Creek Forest – Fall 2015 Meeting 9/19/15**

Compiled By: David Foster, BCF 1

Members in attendance: Donna Brosnan, Kelly & Mike Dillon, Virginia Fike & Pat Sullivan, Anne Marie & David Foster, MaryBeth & Sean Munns, Wrenn & Will Williams, Lisa & Marcus Wilson

### **BCF I Treasurer's Report**

Expenditures/Proposed Budget – see attached Treasure's Report

Approximately \$6000 in outstanding back dues owed from lot # 3, 7, 11, & 19

Liens were filed 3-4 years ago; existing liens on lots#7 (Buster), 11 (Tucker), and 19 (Buster-paid some but not all)

Ann Marie Foster asked about liens on outstanding dues properties; discussion on cost of lawyer involvement. David & Ann Marie Foster noted the previous success with involving a lawyer-sending out "enforcement type" letters. It was recommended that we follow up with lawyer if deemed necessary; Will Williams agreed and both he and MaryBeth Munns asked we check with Michelle Zurcher since she has had prior communication with the attorney to determine what's been done so far.

A recommendation was made to send letters to delinquent property owners, giving them "payment options" and adding 18% interest on existing debt if no response.

Will Williams inquired about Gary Beitzel's roadwork Work Order – is he going to do Goings Hill? Work Order says "to power lines"? Ann Marie said yes, Goings Hill is part of the job, the dumping of the gravel is to the power lines and Beitzel spreads the loads from the dumping sites. \$2500 total cost for this current project, including gravel.

MaryBeth Munns pointed out Joe Spiker had submitted a roadwork plan in the past estimating \$49K to fix BCF I roads.

David Foster pointed out that no one is asking for that.

Will Williams made the point that the county can't/won't take over roads, there is no way we can afford to bring them up to specs and even then that is no guarantee.

### **BCF II Treasurer's Report**

No outstanding dues.

\$3000 spent for road maintenance, Scott Doerr.

\$5000 remains going into winter.

Marcus Wilson – Texas Eastern will send a 20-ton load of crush&run to BCF II for spreading; he is the contact and will meet Keystone Lime to show them where to dump.

Will – attended both Accident Gas Dome public meetings, very informative. He approached Texas Eastern officials about BCF roads where the gas wells were located, next morning Brent Haring of Texas Eastern sent a grader over and roads were graded at no charge.

Proposed BCF II budget – see Treasurer's Report

### **Building Projects:**

Donna Brosnan in BCF 1- building her home.

John Rudolph home building project in BCF II now appears on hold.

### **Accident Gas Dome meetings:** Will Williams report:

Two public information meetings were held on 6/23/15 and 9/11/15 and were well attended. Representatives from Texas Eastern gave a presentation on the operation of the Accident Gas Storage Field and Compressor Station, as well as presentations from the MD Dept. of the Environment and Maryland Geologic Survey. The meeting focused on regulations governing gas pipelines and equipment. It was important to note that MDE allows energy companies to "self report" and inspect their own facilities, and does not collect their own data. The second meeting focused on air pollution, noise, and health issues from the plant, and representatives from WVU and the U of MD Appalachian Lab gave presentation on air quality monitoring research. For more info and detailed meeting notes, visit:

<http://www.engagemmd.org/#!Accident-Dome-20-Mtg-Focused-On-Air-Noise-Pollution/cay8/55f321a20cf2db6dcfb33b10>.And <http://www.engagemmd.org/>.

### **Old Business:**

Road maintenance...conditions of roads can severely impact everyone's property values...budget for maintenance needed in addition to plowing budget...

Lisa Wilson motioned if you don't pay your dues you have no voting privileges...unanimous agreement.

Budget-Ann Marie Foster stated there should be a solid budget for road repairs each year, this motion was second by Wrenn Williams and asked to vote on said motion. Will Williams followed up by stating we will put out a bylaw vote to have all property owners decide.

It was recommended that the work should be done in late Spring/early Summer to allow road to settle and by doing so the roads will improve. Ann Marie pointed out that Gary Beitzel conveyed he works with another Association who has similar road problems and after three years, now have solid, manageable roads in their association. This was accomplished by yearly road maintenance with a small budget-very similar to ours.

Will Williams- To add/change ByLaws-it takes 90% response of all landowners (per existing ByLaws) Article 7, Section1- ***“These ByLaws may be amended, at a regular or special meeting of the members, by a two-thirds (2/3) majority vote of the Members of the Association present in person or by proxy at the meeting at which the vote is taken.”***

**Road Bond**-Pat Sullivan stated there may be a road bond out there we could access. Will Williams asked David Foster to speak with Craig Ingram about this, David agreed and will check with Michelle first.

**Officers/Board**: Will Williams asked if anyone was interested in any of the positions on the Board to step forward.

Ann Marie Foster-followed up by asking members to consider running for Secretary as Michelle Zurcher has been pulling “double duty” for some time and would allow her to focus solely on BCF II Treasurers job.

**Article 4-Board of Directors**: Will mentioned time to put a board together. He said the Board of 3 directors (though not opposed to more) need not be association owners, and hold their terms for 1 year. The board provides recommendation to the President of action/s to take.

Donna Brosnan- We could have people in the association along with one person outside who has an interest but would not be compensated.

- Maybe a Realtor such as Vicky Taylor?
- Joe Spiker-who manages other Associations-Pat Sullivan willing to discuss with Joe if he may be interested in attending 1-2 meetings yearly?
- David Foster & Marcus Wilson came forward and nominated each to be on the board, Ann Marie Foster seconded the motion.

**ByLaw Amendment Introduced**: Will Williams, President- introduced amendments and will go to next meeting for vote.

- Proposal to raise dues by \$50
- Lot Clearing & Forest Management (see attached document)

The meeting was adjourned at 10:40 AM.

NEXT MEETING DATES:

**Update on BCF1 Road 9-22-15:**

Gary Beitzel completed maintenance road work project on BCF1, took 3 days  
Lion's Share of improvements spent on "Goings Hill" (the hill looks great!)  
Road prepared best as possible for the \$1500 work order plus \$1000 for crush & run  
Gary is available and willing to continue to help with maintaining our roads next year!