

Big Country Acres Homeowners Association Annual/Special Meeting Agenda

Sunday, September 21, 2014, 6:00 p.m.

1. Approval of Minutes
2. Lake/Dam Report
3. Water System Report
4. Treasurer Report:
 - a) Current Status
 - b) Bill at beginning of quarters instead of end
 - c) Proposed 2015 Budget
 - d) Potential Cost Savings and/or Additional Expenditures
 - Trash Issues
 - Snow Removal Issues
 - Billing Service
 - e) Recommended Annual Assessment for 2015
 - f) Excess income vs. expense statement for taxes
5. Needed Repair of Stern/Mosher culvert
6. Special Assessment to pay for past culvert repair and future small culvert repair
7. Special Assessment for Spring 2015 road maintenance
8. Trustee Election (Treasurer)
9. How to encourage voter participation?
10. What to do about delinquent accounts?
11. Future road maintenance projections
12. Require advanced notification of CCR changes?
13. Subdivision garage sales?
14. New Business

As per CCR III-F: "In addition to matters identified in this Notice, owners present may present by motion additional matters which shall be taken up at the annual meeting, discussed and voted upon."

Possible Budget Adjustments

Expense	Amount	Per Lot
annual crack filling	\$ 2,000	\$ 65
Discontinue Trustee discounts	\$ (600)	
Professional billing service	\$ 200	
	\$ (400)	\$ (13)
Water Testing extras per DNR	\$ 250	\$ 8
turn off street light	\$ (108)	\$ (3)
decrease postage	\$ (30)	\$ (1)
trash/recycle lock bars	\$ 720	\$ 23
extra recycle pickup	\$ 1,176	
plus fuel/envirom charges	\$ 240	
	\$ 1,416	\$ 46
extra trash pickup	\$ 3,324	
plus fuel/envirom charges	\$ 240	
	\$ 3,564	\$ 115
More professional road salting	\$ 1,000	\$ 32
buy our own salt spreader	\$ 650	
less professional salting	\$ (800)	
buy more salt ourselves	\$ 300	
	\$ 150	\$ 5
		2 saltings 1 more pallet of salt
No professional plowing x 4	\$ (1,600)	\$400/plow
Pay BCA plower	\$ 800	\$200/plow
	\$ (800)	\$ (26)