

MINUTES – 9.20.20 ANNUAL MEETING

The meeting was convened at ~6:05 p.m. Lot owners in attendance: Barton, Brown, Christiansen, Dierks, Goforth-Olson, Groneck, Hanna, Hoffman, Miller, Ottinger, Pearia, Pineda, Rattini, Roe, Smith, Strassner. Proxy was received from Stern.

Quorum was reached.

1) APPROVAL OF 2019 ANNUAL MEETING MINUTES

Mike Hanna made a motion to approve the minutes from the 2019 annual meeting. Rose Ottinger seconded it. The vote was 17 in favor, zero against. The minutes were approved.

2) TREASURER'S REPORT

Trustee Connie Smith gave the treasurer's report.

There will be no increase in overall quarterly total for the fees/assessments paid by lot owners. However, since our water expenses increased, and our trash expenses decreased (see below), Connie is increasing the water fees by \$8.50/quarter per lot owner and decreasing the assessment by the same amount. There may be a small increase in January for the annual Consumer Price Index adjustments.

The budget for snow removal and mowing costs was increased \$100. Snow plowing and salting duties will be performed by Kevin Powell with Gary Pearia and Chris Pineda as backups.

Connie signed a new three-year trash contract with Meridian that reduced our monthly rate to \$274 from \$345. The rate will not increase more than 10 percent during the contract period.

The lake budget will be \$400.

\$30,000 is earmarked for road repairs. (See below.) Connie expects to allocate another \$5,000 next year toward road repair. These savings will reduce the size of any special assessment that might be needed for road repairs.

Secretary Kris Rattini read the required statement:

The association resolves that any excess membership income over membership expenses for the year ended December 31, 2020, shall be applied against the subsequent tax year. Member assessments are as provided by IRS Revenue Ruling 70-604.

3) TRASH ISSUES

President Travis Dierks opened up a discussion on if the trash regulations should be further refined. Secretary Kris Rattini shared that one resident thought there should be more leeway in how the trash rules were enforced. The unanimous response from those in attendance is that the rules should be tightened, not loosened. Tonya Goforth-Olson said the rules should be as specific as possible, including that no furniture is allowed in the dumpster and that a mattress is never part of "ordinary household waste." Tim Roe suggested including specific measurements of how many cubic yards of trash a lot owner might be allowed to dispose of per week.

Mike Hanna reported that the day before, he'd gone to the dumpster and witnessed a couple -- a woman with pink hair and man with a beard -- driving a silver half-ton pickup and filling the one dumpster with carpet. No one at the meeting knew anyone meeting that description. Since a house is being flipped in the neighborhood, there's a chance this incident is related to that transaction but there's no evidence of it.

Ryan Strassner asked about installing a camera system, an idea that had been floated at previous annual meetings. Travis said that idea had stalled out after previous discussions because of privacy considerations and figuring out who would monitor the system. Once the dumpsters are monitored,

then what? Gary Pearia said that newer systems can be monitored from your smart phone. Travis offered to restart the discussion on NextDoor to see who, in addition to Ryan, might be willing to form a committee to work on this issue.

4) ROAD COMMITTEE

Robin Barton and Tim Roe of the road committee gave the report.

The committee has asked seven companies to submit bids to repair the three main culverts in the neighborhood. Only two have responded. We're facing three challenges: 1) We've asked for bids so many times that companies don't want to respond; 2) Contractors are very busy right now and don't want to bid a job this small; and 3) Due to COVID, companies are cutting back.

Robin needs to follow up on the two bids because there are differences in the specs they used, and we need to be able to make an apples-to-apples comparison using a single spec. It will be much more cost effective to replace all three culverts at once; there is a significant mobilization fee for each time the company has to bring out the heavy equipment. Also, we'll need to let the ground settle above the new culverts for a year before we can resurface the road. It's in our interest for that clock to start at the same time for all three culverts on the year-long wait. Once we're ready to resurface, we'll probably want to have a concrete truck come out to do the patches instead of doing it ourselves; last time, volunteers mixed 44 bags of concrete to patch the culvert by the Christiansen/Powell properties.

Although we will have \$30,000 by year end earmarked for road repairs, we will likely need a special assessment in order to cover the full amount for repairing all three culverts at once. Timing could be challenging. The CCR requires mailed notice of a special meeting be sent out 30 days in advance. Depending on if quorum is met, we might need to continue voting by mail, and then we'll need time to collect the assessment. That would put us into winter, when contractors might not be able to work the ground. Most bids are valid for 90 days.

Paul Stern got a price for just the pipe alone to have as a benchmark for the full bids; it was \$18,000.

Tim Roe said the road committee is in favor of hiring an engineer to assess the condition of our roads and culverts. The road is now 17 years old. When it was installed, the engineers said it would last 10 to 15 years. After Ford Asphalt completed their second round of crack sealing two years ago, they said they would not bid on it again because the road is already showing "alligating" – signs of failure. Ryan Strassner asked if there is merit to crack sealing sections of the road as they fail. Robin said that to do it piecemeal is more expensive. It might need to be done more as an asphalt pothole fill, which would be serviced by a different set of companies.

Tim and Robin had looked into chip sealing but they couldn't find consistent information. MODOT was advising that chip sealing cost 1/3 the price of an overlayment; Robin found a quote that was half the price. Missouri Petroleum told Robin that it wouldn't be suitable for our neighborhood, because it's not usually applied in residential neighborhoods and it doesn't adhere well along hills. Chris Pineda said that the finish is much looser, which wouldn't work well for either plowing or for motorcycle riders.

The conclusion was made that it makes sense to get a professional, unbiased opinion of our infrastructure before proceeding with the culverts. An engineer can help us prioritize our repairs and dial in our specs in terms of what might be required by county code.

5) WATER SYSTEM UPDATE

Steve Smith gave the report. He said we made a good choice in selecting Flynn Drilling for the upgraded pump and tank. We've had two notable events in the past year when we had to get a hold of Flynn, and they responded immediately. After a lightning strike, the Flynn technician walked Steve through the steps necessary to get the pump house back online over the phone; everything started up as described and we had adequate water pressure within an hour. We were not charged for that service call.

Steve's keeping an eye on the air compressor. A check valve went bad and drew water back through the system and out of the compressor head. It's still functioning but Steve is keeping an eye on its performance.

The vendor who conducted our mandatory water testing for many years, James Galvin, left the business at the end of 2019. Only one other operator would agree to take on our neighborhood as a client. Donnie Hopkins charges significantly more for his services: \$2700 vs. \$940 a year. He has been providing greater services for that higher prices. The pump house is quite clean now, and his paperwork is very sharp.

6) LAKE COMMITTEE

Travis Dierks gave the report. He handed out new fishing regulations and the updated rules and regulations for the common ground and lake easement. The lake committee removed the rule stating that guests can only catch and release. Guests are now allowed to keep fish that meet the same size and number restrictions as followed by the residents.

Five hundred catfish were delivered this week, paid for through a mix of BCA funds and private donations from some residents. The donations were a last-minute addition. Next time, Travis will plan further ahead on restocking and post on NextDoor to see if any other residents might be interested in contributing to the cost. The neighborhood always falls well short of the recommended stocking rate of our lake; that's where the fishing regulations come in to keep a healthier balance.

This spring, there was a noticeable uptick in lake and common ground use, it seemed by people outside of the neighborhood. Travis had a new "private property" sign made that will be installed at the lake. Robin printed out new bright yellow hang tags for residents to share with their guests who plan to park and fish from the common ground. These are easier to see through tinted windows. She handed out tags to those in attendance at the meetings; those not in attendance will receive them by mail.

Travis gave a reminder that gas-powered motors are prohibited under the CCRs. Three weeks ago, there was a gas-powered boat that stayed quite late on the lake. Please remind your guests of this restriction. He also gave a reminder that there is a curfew on the common ground of 10pm to 6 am.

In 2021, the lake committee will plant seed on the dam to try to halt erosion and maintain the integrity of the dam. Tim Roe pointed out that boat has been pulled up on the dam for a couple of days; that kills the grass.

Travis encouraged residents to share with the committee their thoughts on how the lake is used or can be improved.

7) TRUSTEE ELECTION – Secretary

Connie Smith nominated Becky Christiansen to serve as secretary trustee. Becky agreed to the role. Tony Goforth-Olson seconded the motion. A vote was taken: 17 in favor, zero against. Becky was appointed secretary.

8) NEW BUSINESS

Kris Rattini read the following proposal:

Move the following amendment to the CCR, passed in 2018, from the end of Article I to after Article III, Section I:

Section J: "These bylaws may be amended by affirmative vote by 66% of eligible voting members at any annual or special meeting of the membership, provided written notice of the

proposed amendment is given to a trustee three weeks prior to an annual meeting and six weeks prior to a special meeting, to allow for inclusion in the mailed agenda.

Tonya Goforth-Olson motioned for a vote; Pat Hanna seconded. A vote was taken: 17 in favor, zero against. The measure passed.

Gary Pearia pointed out that some homeowners have been leaving their grass clippings on the street after they mow. That is dangerous for people on motorcycles and bikes. Please clean up your grass clippings.

Ryan Strassner motioned to end the meeting. Tonya Goforth-Olson seconded. A vote was taken: 17 in favor, zero against. The meeting was ended at 7:12 pm.