

## **Big Country Acres Homeowners Association**

### **Minutes—Annual Meeting 9/19/2021**

The meeting convened at 6pm. Lot owners in attendance: Tonya Goforth-Olsen, Russ Littlecreek, Beth Helsel, Henry Miller, Mike and Pat Hanna, Tim and Rita Groneck, Robin Barton, Stephanie and Chris Pineda, Bob and Rose Ottinger, Meghan and Ryan Strassner, Kurt Oppeau, Daryl Gilley, Kris Rattini, Tim and Reneta Roe, Steve and Connie Smith, John and Becky Christiansen, Gary and GERALYN PEARIA, Travis Dierks. This represented 18 lots.

Gary Pearia made motion to approve minutes from 2020 and a second from Kris Rattini.

Everyone was in favor and approved.

#### **Connie Smith gave financial report**

There will be no increase in overall quarterly assessment fees paid by lot owners save for the CPI adjustment if necessary.

Check ledger was made available for viewing for any resident.

There was a slight increase in the Meridian bill from last year around \$40 a month due to the dump charge increasing. Our current contract states no more than a 3% increase so we are waiting for a response to work this out with Meridian.

DNR fee is increasing from \$3.25 to \$5.28 per tap, no water fee increases to residents at this time but will readdress for 2023.

Kevin Powell and Gary Pearia will continue to plow/salt at the same rate but the cost for materials will increase.

Gary Pearia (G&A Lawn services) will continue to mow, and Tim Roe will continue to mow the common ground around the dumpsters.

Financial audits were completed for yrs 2019 and 2020 with no issues found.

There will be a water system charge for the water system/fire hydrant repairs of \$249.24 per lot owner on the 4<sup>th</sup> quarter billing. Complete explanation of repairs needed were handed out at the meeting if not in attendance please see enclosed documents.

#### **Robin Barton gave culvert update**

No crack filling or sealing done for the last 3 years; that money was budgeted to go towards the culverts.

Price estimate as of now is \$39,270 but will change once we get the final price from Mike with ICC Services.

Half of the total amount is due at ordering of materials for the culvert repairs and other half at completion of the job.

Gary Pearia questioned life of material. Robin was told pipe should have a 50 yr life.

Possibility of replacing the flairs at a later date which would postpone paying \$2,500 without paying an additional fee for returning.

The replaced culvert sections of the road will be covered with gravel for a year to allow for settling then finished with concrete or asphalt.

### **Steve Smith gave update on the pumphouse repairs and flushing**

The tank was drained to check for sediments. A flush was suggested by both Flynn and DLH (our chief operator). A flush was done and determined that an annual flush needed to be done. Our system operator will do it once a year at no charge. Any additional flushing will be an additional charge. The flush was done through the main water line and fire hydrants. After doing the flush it was discovered that the fire hydrant between the Hanna and Groneck properties was not hooked up. It was not connected to the water line. Steve went to the fire district and was told that our hydrants are pinned by GPS at the fire station, so every hydrant has to be in working order. That work was performed, and hydrants need to be painted red to conform with fire station codes. Please see enclosed document for more detailed info on this repair.

### **Travis Dierks gave lake committee report**

There are no changes in limits and regulations. Continue with tags for guests. Lake use is down this year. \$500 budget for lake maintenance anything left over will go for fish stocking. Ryan Strassner raised the question about cleaning sediment out from the culvert drain into the lake. There was also a personal donation for stocking the lake of \$200.

### **Trustee Election**

Kris Rattini made motion to nominate Tonya Goforth-Olson as treasure and Tonya was voted in unanimously as treasure replacing Connie Smith.

### **New Business**

Road resurfacing was addressed and the possibility of a special assessment was discussed to cover needed repairs.

Raising our HOA assessment was proposed by Kris Rattini, Meghan Strassner and Mike Hannah.

Darryl Gilley suggested putting our funds into an investment rather than in a savings account that gains little to no interest.

Travis Dierks gave reminder to homeowners to clear their trees and weeds from the roadways as it is a safety hazard. Henry Miller volunteered to head up a group of neighbors to help clear all the areas of concern.

Tonya Goforth-Olson addressed the speed of cars coming up and down High Sierra Dr.

Russ Littlecreek brought up the flooding over High Sierra due to the small culvert at the Neubauer drive. Conversation was had as to whose responsibility it is to replace it. Trustees are going to look into it further.

### **Meeting was adjourned at 7:30pm**