

Big Country Acres Homeowners Association

Ballot for items motioned at 09/21/14 Annual Meeting

Below are motions made at the Annual Meeting which need your vote:

1. **Ballots MUST be received by 7:00 P.M. on TUESDAY, OCTOBER 7, 2014.** They will be counted by at least two lot owners at the pump house. Anyone else wishing to witness the counting at the pump house is welcome.
2. **Ballots may be submitted in the following ways ONLY:**
 - By U.S. Mail, postmarked by **Friday, October 3, 2014** in order to allow time for mail delivery before the deadline. (You can mail it later but it will not count if it doesn't arrive on time.)
 - Personally handed to any Trustee (Dana Mosher, Tracey Huff or Robin Barton) only.
 - By email: complete the ballot form , SIGN it, SCAN it, and email to a Trustee (robinbarton@integritivity.com, tracey.henry88@gmail.com or mosher7@gmail.com) .
3. **Ballots may NOT be submitted to the drop box, a non-trustee or after the deadline.**
4. **Please put your ballot in a SEALED ENVELOPE to protect the integrity of who you give it to.**

Property Owner Name _____

Address: _____

Owner Signature: _____ Date: _____

The above owner or co-owner of the residence located at the address listed above does hereby submit the following vote(s).

#	Motion	Yes	No	Abstain
1	<p>Delete Current Article VIII A and replace with:</p> <p>ASSESSMENTS</p> <p>A.(a) Annual Assessment for Calendar Year 2015 is \$600 per property, of which \$300 due by March 31, 2015 and \$300 due by June 30, 2015. This assessment will be used for normal operating business for snow removal, signage, postage, office supplies, trash, federal income tax, annual licenses, dam and common ground mowing, water maintenance, water testing, DNR, and electricity for the pump house. This assessment does not include money for the cost of construction, reconstruction or replacement of a capital improvement of the dam, any street, drive, walkway, other right-of-way or installation and payment of any lighting.</p> <p>A.(b). Vote on Tax Election under Revenue Ruling 70-604 will be completed every year at the annual meeting beginning with the annual meeting held September 2015, unless annual meeting dates are changed in the CCR at which point the annual voting month may change. When assessments received are greater than normal operating expenses and when property owners have voted in compliance with Article III regarding Revenue Ruling 70-604, the excess money will be moved to a Reserve Fund. Money in Reserve Fund can only be moved to normal operating fund. Property owner approval based on Article III must occur before any movement of</p>			

	<p>funds. Reserve Funds are not to be used for special assessment items, including the cost of construction, reconstruction or replacement of a capital improvement of the dam, any street, drive, walkway, other right-of-way or installation and payment of any lighting.</p> <p>A.(c) At each annual meeting, a group of three property owners will be identified to complete an internal audit of the BCA financials. All documents will be provided in hardcopy format for review. The three property owners will not be held responsible and are not liable for any errors made by BCA Trustees.</p> <p>A.(d) Trustees will only be required to pay half (50%) of the current annual assessment during their trustee term, with such discount not to exceed \$200.</p>			
2	The association resolves that any excess membership income over membership expenses for the year ended December 31, 2014, shall be applied against the subsequent tax year. Member assessments are as provided by IRS Revenue Ruling 70-604.			
3	Levy a Special Assessment in the amount of \$211.00, due 11/1/14, for the purpose of defraying the cost of partially replenishing the bank account after the May 2014 culvert replacement as allowed according to paragraph B of Article VIII of our CCR.			
4	Levy a Special Assessment in the amount of \$300.00, due 3/1/15, for the purpose of road maintenance as allowed according to paragraph B of Article VIII of our CCR.			
5	Change CCR Article III-I to reduce the quorum required to 50% instead of 75%.			
6	<p>Amend the ballot portion of CCR Article III, Section I by adding the bold sentence as shown below.</p> <p>In the event that this quorum is not represented, an extension of not less than 7 days for voting by ballot. Such ballots must contain the signature of the lot owner and may be submitted in person, by U.S. mail or by email to any Trustee before the ballot deadline. Ballots received after a meeting but before the deadline must be counted by two or more owners and must be retained and made available to any lot owner wishing to verify voting results for a period of one year. Ballots not returned will be counted as abstentions (non-vote).</p>			
7	Add the following paragraph to the end of Article I in the CCR: "These bylaws may be amended by affirmative vote by 66% of voting members at any annual or special meeting of the membership, provided ten days' written notice of the proposed amendment is given."			

Thank You