

Minutes of Special Meeting
BIG COUNTRY ACRES
HOMEOWNERS' ASSOCIATION
November 10, 2002

A special meeting of the *Big Country Acres Homeowners' Association* (BCAHA) was held on Sunday November 10, 2002. The meeting started at the lake common ground, but due to the weather, the meeting was moved to the residence of Mr. Tim Roe located at 1551 Madre Drive, Foristell, Missouri 63348. The meeting was called to order at 3:07 PM. Members present were: Michelle Hoffman, Don & Sue Brown, Ron Buchheit, Colleen & Fulvio Franzi, Kevin Powell, Reneta & Tim Roe, Mark Lord, and Jill Smith.

The purpose of the meeting was to present and discuss proposed changes to the BCAHA Covenants as proposed by the attendees of the September 21, 2002 special meeting. The items brought to the Association's attention for discussion and future action are as follows:

1. Article VIII, Section G, line 5 to read: "...such suit as they deem necessary or advisable **with the approval of a two-thirds majority vote of eligible voting property owners**, and to defend suits brought against them..."
2. Article VIII, add new Section M to read: "**To impose fines on property owners and/or residents for non-compliance of this Declaration that are not hereto specified. With a majority vote of the Trustees, and at their discretion, a fine of \$25.00 to \$100.00 per month per infraction may be levied. Fines accrued up to \$500.00 and not paid within a six month period will require a majority vote of eligible lot owners/residents present at a special meeting to cause a legal remedy including a suit or filing of lien.**"
3. Article V, Section M to read: "No residence or lot, or any portion thereof, in Big Country Acres shall be used as a boarding house, nursing home, [deletion] rooming house, clubhouse, or be devoted to any manufacturing, industrial, [deletion] retail, or commercial activity whatsoever. **A professional business or office is permitted as long as the employees of the same are residents and/or property owners.**"
4. Article III, Section F, line 1&2 to read: "There shall be an annual meeting of said lot owners to be held on the **third** Sunday of September of each year during the term of this instrument, said meetings to..."
5. Article V, Section D, line 3 to read: "Any dwellings begun upon a lot shall be completed within **one year** thereafter. All footings,..."

It was further discussed and agreed that the above items will be presented and acted upon at a future meeting called by the Trustees.

It was also discussed that after the special meeting the Trustees will make an attempt to collect all of the previous amendments, make a single copy, possibly have a legal review of the document, and redistribute copies to current lot owners/residents.

Meeting was adjourned at 4:28 PM