

**MINUTES  
BIG COUNTRY ACRES  
HOMEOWNERS' ASSOCIATION**

**January 19, 2003**

Mr. Roe called the special meeting of the BCA Homeowners' Association to order at 3:10 PM. Mr. Roe thanked those present for their participation and reiterated the purpose of the meeting, which was to address the suggestions to Covenant Changes proposed at the November 10, 2002 meeting.

Mr. Roe and Mr. Franzi explained that there were proxy votes sent/brought in for the purpose of this meeting and how they will be counted and accepted during the meeting, all present were in agreement. Mr. Roe had a sign-up sheet passed around in order to record the attendance.

Mr. Hall asked for clarification as whether Mr. Powell was an eligible voter since he is not a lot owner and since he did not have a proxy from the owner. After a lively discussion, it was agreed that Mr. Powell and Mr. Pearia, who was currently not in compliance with the Covenants, could participate in the discussion but could not cast votes.

Each of the five proposed Covenant changes were presented, motions made and seconded as follows:

Proposal:	Motion by:	Seconded by:	Passed Yes/No:
#1	D. Bray	C. Franzi	Yes
#2	D. Gilley	J. Smith	Yes
#3	D. Gilley	J. Smith	Yes
#4	D. Gilley	E. Helsel	Yes
#5	D. Gilley	M. Hoffman	Yes

The vote on each issue was sought by calling the roll of eligible voter present and tallying the proxy votes. A copy of the vote tally by motion is attached to this report. Mr. Roe asked those present if there were any other changes to the Covenants that they wished to discuss—there were none offered.

Mr. Franzi explained the next steps the Trustees would take are: 1) Take these and past changes/amendments and consolidate them into a single document, 2) Contact a lawyer to review the document with all the amendments to ensure that all has been entered properly and accurately, 3) Provide copies to all owners/residents, and 4) File the Covenants with the St. Charles County Recorder. Mr. Franzi suggested that this process could take some time since it was done with all-volunteer help.

A member asked if the current Assessment billing should be paid since there were some questions as to whether it was accurate. Mr. Franzi (Trustee/Treasurer), with the support of the Board, indicated that he believed that the billing was accurate and that it was due on January 31, 2003.

A suggestion was made that when the Trustees meet with the lawyer to review the Covenants that they get an answer as to “whether it is legal to charge owners/residents for services not used?” The Trustees agreed to do so and provide a response in an upcoming Newsletter.

With no further business being offered, the meeting was adjourned at 4:35 PM.