

BCA Annual Meeting Minutes

The BCA annual meeting was held on 09/21/03 at the lake common ground, beginning at 4:05 PM. There were 16 properties represented, two by proxy statement.

Financial Report – Fulvio Franzi went over the financial report and covered all the items on the report. He explained the deposits and expenses in regards to trash, roads (fixing ruts, grading, rock, snow removal), miscellaneous expenses (mailings, office, etc.), and legal expenses (consulting with a lawyer regarding the covenants, proxy votes, roads). There is still approximately \$2,700 due in water collection through the end of the year. Approximately \$500 plus in assessments and fees are past due. The balance of \$11,536 is in account due to the sale of the grader. We are still waiting for it to be picked up and have sent a letter to the buyer.

There was a question as to lake maintenance, who does it and how. The Army Corps of Engineers, along with the Soil and Water Conservation District, have been out to review it. The advised expenses are for mowing the dam.

Water Report – Reneta Roe announced that all water samples have been fine, no problems.

Road Report – There was a round of applause regarding the road project. Comments were made that it has been great to see kids ride bikes, skate boards, and roller skates. Tim Roe announced that the NID project continues to come in below budget. The original budget for the road project was \$200,000 and the latest cost projection is \$183,000 with guardrails. He addressed concerns over how close the guardrails are to the road. There is a possibility to remove the blocks from the rail, which would move it 7 inches, but it would also downgrade the guardrail. The roads were supposed to be 17 feet, but they are actually 18 ½ feet, therefore causing the guardrails to be closer to the road. Telephone cables also came into play for placement of the guardrail. Tim will discuss the details with John Greifzu and see what our options are. There was a suggestion of posting a sign advising the road narrows, one-way road, etc. Another concern that has been addressed to the county is the drop-offs or loss of shoulder. The county advises that it is okay and points out that other county roads are the same. The county recommended posts be put at those locations and Tim and Fulvio have installed several posts. If property owners would like to have more, they can recommend to the Trustees as to where else they should go. Tim Roe also advised that mailboxes need to be up to spec with the USPS regulations. As for ditching issues, the county and the contractors both advised that they are okay.

Lake Committee Report – Darren Smith has been in contact with the contractor regarding the dam, but was not present. There is dirt dumped and the contractor is supposed to repair the overflow pipe. We do not have details. Insurance was discussed again, but an engineering report is needed before we can go any further. Red Coleman suggested we get with the attorney to see if the contractor is liable, and get it fixed regardless if he is liable or not. Red will get bids on repairs.

Covenant Changes – The purpose of this was to vote on the lawyer's recommended changes and then to make any additional changes as needed. The following propositions were discussed and then voted upon. The list of propositions that were handed out at the meeting has been included with these minutes.

Proposition 1 – A motion was made by Ron Bray and seconded by Mark Lord to accept or decline the lawyers covenants dated 09/07/03. Proposition passed, Yes - 11, No – 4.

As Proposition 2 was being discussed, a motion was made by Roger Madry to elect Jill Lord as the new trustee, term to expire in 2006. It was seconded by Reneta Roe. Fulvio Franzi asked if there were any other nominations. Seeing there were no more nominations, votes were taken. The vote was unanimous to elect Jill Lord as trustee.

Proposition 2 – The wording on the amendment was changed to show Jill Lord’s term expires in the year 2006. A motion was made by Ron Bray and seconded by Mark Clampitt to accept proposition. Proposition passed, Yes - 16, No - 0.

Proposition 3 – A motion was made by Colleen Franzi and seconded by Steve Hyink to accept proposition. Proposition passed, Yes - 16, No – 0.

Proposition 4 – A motion was made by Steve Hyink and was seconded by Gary Pearia to accept proposition. Proposition passed, Yes - 16, No - 0. It was discussed about also seeing about adding a special amendment for emergencies when there is not enough money in the account to cover the cost. The Trustees are to consult with the attorney regarding this issue.

Proposition 5 – A motion was made by Michelle Hoffman and seconded by Gary Pearia to accept proposition. Proposition passed, Yes - 16, No - 0.

Proposition 6 – A motion was made by Roger Madry and seconded by Mark Lord to accept proposition. Proposition passed, Yes - 16, No - 0.

Proposition 7 – A motion was made by Steve Hyink and was seconded by Mark Lord to accept proposition. Proposition passed, Yes – 16, No - 0.

Proposition 8 – A motion was made by Mark Lord and was seconded by Steve Hyink to accept proposition. Proposition passed, Yes - 15, No - 1.

Proposition 9 – A motion was made by Steve Hyink and was seconded by Reneta Roe to accept proposition. Proposition passed, Yes - 16, No - 0.

Proposition 10 – A motion was made by Mark Lord and was seconded by Steve Hyink to accept proposition. Proposition passed, Yes - 16, No - 0.

Proposition 11 – A motion was made by Mark Lord and was seconded by Mark Clampitt to accept proposition. Proposition passed, Yes - 16, No - 0.

Proposition 12 – A motion was made by Steve Hyink and was seconded by Mark Lord to accept proposition. Proposition passed, Yes - 15, No - 1.

Tim Roe asked if there were any other suggestions for the covenants. Mary Stark asked if the covenants should say that we will operate under state laws for corporations/associations. The

Trustees are to consult with the attorney regarding this request. After there were no more suggestions, a motion to end the covenant changes was made.

Henry Miller made comments about possible leaking septic systems affecting the lake. Discussion followed and the general consensus was that government authorities regulate defective septic systems. Roger Madry suggested that our lake water be tested, and this was given to the lake committee; Ron Bray will investigate.

Additional Guardrails – No one was interested in having additional ones.

Painting of Guardrails – Mark Lord offered to paint the ones by the common ground, but those present said they looked fine, so they will not be painted.

Water System Upgrade Plan – Tim Roe presented the plan, showing the differences between adding \$10 per month per lot using the well as opposed continuing with the water bill at the present rate. After the money is in place, an engineer will do the specifications and the Department of Natural Resources will be contacted. A motion was made by Roger Madry and was seconded by Steve Hyink to add \$10 per month per lot to those using the well. Proposal passed, Yes - 13, No – 0, Abstain - 2.

ATV Concerns – The Trustees have heard more complaints about ATVs in the past few months than we have heard all year. However, the ATV activity and complaints appear to have decreased lately.

Some of the concerns that people made at the meeting were:

- ◆ Property damage that has been done to the common ground.
- ◆ Unsafe driving as when ATVs come up out of ditches in front of cars.

Some of the solutions that were discussed were:

- ◆ When kids are seen doing wrong to not reprimand them, but to talk to the parents.
- ◆ A suggestion that lot number stickers be used on the ATVs.
- ◆ A curfew of 11:00 PM be imposed.

Adjournment - Gary Pearia made a motion to adjourn the meeting and was seconded by Mark Lord. The meeting was adjourned at 6:50 PM.

Minutes Recorder: Jill Lord