

## BCA Annual Meeting Minutes

The BCA annual meeting was held on Sunday 9/19/04 at the lake common ground, beginning at 4:05 PM. Owners of eight properties attended.

Tim Roe opened the meeting and asked if there were any corrections to be made to the minutes from our last annual meeting. There were none. In addition Tim thanked all the homeowners and or their kids for helping out this past year with misc. task around the subdivision.

Financial Report – Fulvio Franzi went over the financial report. You will find a copy enclosed for you to review. There is a total of \$480.00 past due for water bills and \$960.00 past due in annual assessments. The work on the lake has been completed and the bill for it, still to be paid is a little over \$4,000.00 There were photos available to view of the step by step improvements. For those not able to attend the meeting you will find them on our BCA website ([geocities.com/bigcountryacres](http://geocities.com/bigcountryacres)).

Water Report – Tim Roe gave the water report and announced that every routine monthly water sample that has been taken during the past three years has come back safe. Tim also discussed that we are in need of certified water system operators. The DNR is allowing us \$1200.00 to get people certified. Tim plans to get his certification renewed and Ron Buchheit agreed to do water testing. If you are interested in getting the certification please let a trustee know. Tim advised it takes about 5 minutes to do the test and the test must go to an office in Lake St. Louis. There are also misc. water tests throughout the year, as well an annual report to be filed. To hire a certified water system operator would cost us about \$2,000.000 each year so it's important to have property owners certified.

Water System Upgrade Committee – Tim Roe suggested a committee of 2 residents and one trustee to oversee the proposed upgrades to our water system. Please contact a trustee if you would like to be on the committee.

New Water Billing Policy – Tim Roe discussed that recently there was a property owner tapped in to the water who asked that he not have to pay for the water. The trustees decided if a property owner wants their water turned off and locked they will have to pay a tap on fee when they are ready to have it turned back on. The purpose of the tap on fee is so the property owner can still help contribute toward the water upgrade. Tim asked if there were any comments regarding this policy. There were no comments. Tim also explained a bit more about our water system upgrade here. Right now the tank is about 10 times too small. The upgrade will save the life of the pump and we will get better water pressure too. About \$20.00 of the our current \$30.00 water fee is set aside to go towards our upgrade. Our goal is to

add additional tanks over the next four years, hence no special assessment.

Road Report – Tim Roe discussed the roads. Over the winter we put lots of salt down. We have done work on the shoulder by Kevin Powell's and also on 2 areas of High Sierra. We still plan to add more gravel. A property owner suggested that some of the lot owners on High Sierra install bigger culvert pipes to help with the water down there and there was a suggestion to put some type of fence up on Fulvios property to keep the debris from coming down the hill. There was also a question as to if there were plans to add asphalt in the cul-de-sac by the trash dumpster. There is not.

Lake Report – Darren Smith gave the lake report. He advised that he did put seed on the dam area after the work but thinks it could use some top soil and rock, possibly one of those erosion blankets. He did not feel that our lake needed restocked at this time and suggested trying "pellets" for the lake over growth this spring.

First Aid/CPR trained residents – Tim Roe discussed this issue. If you are trained in this area we would like to be able to identify you on the next phone list since our subdivision is not near the area hospitals. If there are residents interested in being trained in this area the subdivision could possibly pay for the fee. Please let a trustee know if you're already trained or would like to be.

Building plan approvals – Tim Roe discussed the importance of submitting your plans prior to building to your trustees. Several property owners have submitted plans just this past year.

Miscellaneous – Tim Roe also cleared up an issue as to if dogs could swim in the lake or not. In article five, section L, there is a reference that animals be restricted from the lake. Our interpretation is that this applies only to livestock, such as horse and cattle. No one present disagreed with this interpretation. There was a suggestion/reminder to be sure to keep your pets on your property.

We also discussed and handed out an article in the Journal about the proposed development called Jackson Estates. The trustees encouraged people to attend the September 28<sup>th</sup> meeting at the old St. Charles Court House or to write or phone any concerns to the council members.

Election of new trustee – Mark Lord nominated Ron Buchheit, Colleen Franzl seconded the nomination and all us in attendance voted in favor of Ron Buchheit who will be replacing Tim Roe. Tim and Reneta both did an outstanding job. Thanks to you both!!!

This was followed up with some additional lake discussion. If anyone is interested in being on the lake committee Darren Smith wouldn't mind retiring. Tim Roe asked

for nominations to replace Darren. There were no nominations. The trustees may designate a replacement. Please let a trustee know if you would like to be a member of the lake committee. Lastly, the issue of people possibly fishing the lake who shouldn't be came up. There was a suggestion that our guests put a white paper in their windshield with the home owners they are guest of. Also, it is everyone's responsibility to challenge strangers and report any incidents.

The meeting adjourned at 5 PM. Minutes taken by Jill Lord.