

BCA Annual Meeting Minutes

The BCA annual meeting was held on Sunday 9/18/05 at the lake common ground. It began at 4:32 PM. There were 7 property owners in attendance.

Ron Buchheit opened the meeting. Tim Roe motioned to accept the 2004 minutes as they were distributed, Henry Miller seconded. All homeowners present agreed to accept the 2004 minutes.

Treasurer's Report – Fulvio Franzi went over the financial report. It is enclosed. Please keep in mind that in about 2-3 years we will need to reseal our roads. For now, road costs are down significantly as well as lake costs. Trash is up due to fuel charges. We have a lien filed against one property owner currently for failure to pay their 2004 assessment. We have six homeowners who have not paid their 2005 assessment yet. Please keep in mind that a \$320.00 assessment can turn into \$520.00 after the lien is filed. Colleen Franzi motioned to accept the financial report and Reneta Roe motioned to second it.

Lake Committee Report – Tim Roe gave the report for the lake committee. In August 2005 when the dam was mowed there were some leaks that were discovered. The conservation department examined it and gave some options to be considered. The lake committee has decided to watch it for now and continue to monitor it. We will need to keep tractors off of it and just use line trimmers for maintenance.

Tim also discussed lake access, rules, and signs. Fulvio Franzi motioned to authorize the trustees to post signs, get tags for vehicles, and enforce the proposed guidelines. Mark Lord seconded the motion, all in attendance voted yes.

The lake committee also proposed getting 20-25 grass carp as a natural remedy for our lake weeds, plus the authorization to treat the lake twice a year, as we did this past summer. Mark Lord motioned to accept, Gary Pearia seconded the motion, and all in attendance voted yes.

Water System Report – Ron Buchheit passed out the water system report. It is enclosed as well. There are no problems with our current water system. Testing will be done from now on directly at the pump house. Tim Roe is a certified water system operator. His certification ends 1/06. Tim has taken the additional training and will be able to get certified again. Mark Lord motioned to accept the report, Tim Roe seconded it, and all in attendance agreed.

Election of a new trustee – Reneta Roe nominated Steve Hyink for the position of treasurer that Fulvio has filled for the last three years. Fulvio called the question and

everyone voted in favor of. Thanks to Fulvio for a great job!!

Old Business – Nothing.

New Business – There was some discussion about road damage. Just a reminder that it is your responsibility to fix any damage **you may have caused**. Also, our pump house was hit by a tree. A claim was filed with our insurance and the repairs have been done. We have some paperwork to file with the IRS this upcoming tax season, and Henry Miller has agreed to do that for BCA.

Fulvio Franzi motioned to adjourn the meeting and Mark Lord seconded it. Our meeting ended at 6:57 PM.