

2009 Annual Meeting Minutes - 9/27/2009 *with post-meeting updates*

The yearly meeting of the Big Country Homeowners Association was held on Sunday, September 27, 2009. The meeting started promptly at 4:00p.m. at the lake common ground.

Attendance: There were 13 people present; representing 9 Homeowners.

Approval of Minutes: (Secretary: Tracey Henry) The 2008 Annual Meeting Minutes were reviewed and approved.

Financial Report: (Treasurer: Henry Miller) Walked through financial report (see attached)

Annual Assessment Status (Treasurer: Henry Miller)

- Water and Annual Assessments remain the same through remainder of this year (see attached recommendations)
- Beginning in 2010:
 - Total for Water + Assessment remains UNCHANGED on a yearly basis and will be billed quarterly instead of part annually and part quarterly.
 - Water assessment decreasing from \$90.00 to \$40.00 per quarter (voted on and accepted).
 - Annual assessment increasing from \$400.00 to \$600.00 per year, billed quarterly (voted on and accepted).
 - Adjusted billing will hit 3/31/2010 and billing statements will be mailed quarterly.

Water Testing Report (Water Tester: Robin Barton)

- No concerns with monthly water testing.
- Effective immediately, Mark Lord will be taking over responsibilities from Robin Barton for water testing.
 - Since we are required to rotate water testing by Homeowner each month, you may receive a call from Mark Lord asking for approval to use your outside water connection for these monthly tests. If you want to have your water tested, please contact Mark (to save him from calling around).

Lake Report (Lake Committee: Robin Barton, Brett Counter, Red Coleman)

- Fulvio Franzi agreed to join Lake Committee as a replacement for Red Coleman.
- Talked about muskrats damaging dam. Thanks to Ron Bucheit and Brett Counter for filling Muskrat holes before heavy rains started. Additionally, if future assistance needed for lake duties we may call around for assistance.
- [Since the meeting] Brett contacted me as he either needs to be replaced on Lake Committee or we run with current representatives; if interested in joining the Lake Committee, please contact Robin Barton.

Water Upgrade Status (Committee: Ron Buchheit, Mark Lord, Tim Roe)

- Water upgrade almost complete; a few outstanding items left (once tank changed need to put Kilz for mold, patch holes, bleach and primer.) *[Has been completed since the meeting]*
- Discussed prior issues with water coming out of the drain, pump was running constantly; however relief valves worked great. Breaker was fixed.

Trustee Election (Secretary: Tracey Henry)

- Effective immediately, Robin Barton will replace Tracey Henry's Trustee position as Secretary.

Miscellaneous/New Business (Chairperson: Nick Fargo)

- Phone List needs to be updated (see attached)
- Mid Rivers Sealing will complete road sealing this year; costing us \$13,000; which has been budgeted for. *[Since meeting: due to weather, sealing had to be postponed until spring 2010, provided funds are available. Road repair near cost \$14,600 and depleted our cash on hand.]*

5:30 PM Adjournment

If you have any questions or need further clarification on the above, please feel free to contact a member of the 2010 Board – Nick Fargo, Henry Miller, or Robin Barton.