

A special meeting of the Big Country Homeowners Association was held on Saturday, September 10, 2011 at 9:00 a.m. in the Corporate Parkway branch library. The meeting was called to order at 9:16 a.m. by Ruth Intelkofer.

**Attendance:** The following homeowners were present: Ruth Intelkofer, Robin Barton, Ruthie Hall and later Richard and Katherine Stevenson. A quorum was not represented.

**THIRD TRUSTEE POSITION-----Article VI A, C & G, Article VIII A:**

Background was given by Ruth Intelkofer that Henry Miller's term as Trustee (Treasurer) expires this year and we are not aware of anyone willing to fill this position that has similar software for billing and accounting. Before Henry, we hired out the billing to a third party. If we need him to, Henry would be willing to continue doing the billing/accounting portion for \$200/year, substantially below what we used to pay someone else. If we do that, however, the third trustee would be eligible for the full discount on his/her assessment but would only have some of the duties that Henry now has. The following discussion points were made:

- It is possible that there is someone else who could do the entire Treasurer job and that we just don't know who.
- The subdivision could purchase accounting software that could be transferred from Treasurer to Treasurer. Robin Barton had looked into the cost of Quickbooks, but a disadvantage of that software is that a person can mistakenly change a closed period and throw the records out of whack.
- Ruth Intelkofer questioned whether the Trustees should have an assessment discount (\$200 maximum) and that she feels it is an ethical issue. She has desired to forego the discount but has received a credit automatically.
- Robin Barton explained the history of the discount (no one was willing to be a trustee) and that our CCR does not require the trustees to take a discount. Robin stated that she feels strongly that she is earning every bit of the discount with the amount of work in the past year, but that if that ever were not true, she would not accept it.
- Robin will request that Henry not automatically include a trustee discount on any of their invoices, but rather apply it after the fact if a trustee feels like it has been earned.
- Robin suggested that at the annual meeting, *if* there is no one who can fill the treasurer position including the billing and accounting, that we ask for someone who will be willing to do the remaining treasurer duties and just not take advantage of the full discount. That way, nothing has to be formally changed.

**PLEASE TURN TO REVERSE SIDE**

## **2012 BUDGET PLANNING—Article VI-G and Article VIII-A:**

The financial report (attached) was reviewed and the following discussion points were made.

- At first glance, the report appears optimistic because the first line of income is actually BILLED income, not received income. The last line of the report clarifies how much of what has been billed is still DUE. For instance, \$9000 was billed as of 8/31, but \$4731 was overdue. Robin will ask for a copy of the spreadsheet to reformat it in such a way as to reflect, close to the top, how much of the billable amounts has *not* been collected, as well as to make it larger and easier to read.
- Projected 2012 expenses were reviewed and generally agreed upon as good estimates to use for planning.
- Additional potential expenses were mentioned, such as security gates (requested by multiple homeowners), and fixing the culverts under the road.
- It was reiterated that a large number of homeowners are behind on their dues. A few are still far behind and approximately 1/3 are overdue by more than one bill.
- Tracking the water expenses separately was questioned and it was suggested that perhaps all the costs could be combined (actually, they are at the bottom; the income is just not attributed to one or the other).
- It was noted that there are multiple lots that have no physical water tap and those owners do not pay water fees.
- Ruth Intlekofer calculated that 2012 projected expenses of \$14,250 divided by 31 lots is \$459.
- Current assessment is \$600/year and the water fee is \$160/year. Trustees are authorized to LOWER this at any time, without a vote of the association.
- Ruthie Hall made the following motion, seconded by Richard Stevenson:  
*Motion to lower the assessment to \$500 annually per lot, including water and trash, effective 1/1/2012.*
- Two owners expressed concern that this amount might be too much of a decrease considering the potential expenses that could arise. In previous conversations among trustees, Henry Miller proposed that an assessment decrease to \$400 (not including water fees) might be reasonable in our current financial situation.
- Ruth suggested that any large costs, such as a security gate, could be a separate assessment if owners wish to proceed with that issue after more information is obtained and presented.
- Robin suggested that the trustees simply lower the assessment and/or water fee (without changing the CCR) as they are authorized to do. No vote would be necessary, but they could still get input and guidance from residents at the Annual Meeting, at which time more financial information would be available.
- Robin pointed out that, because the assessment is stated in the CCR, the association as a whole cannot just change the assessment amount without changing the exact wording in the CCR (sections VIII and XI).
- Ruth Intlekofer stated that we should just vote on the motion first and then change the CCR later. Since a motion had been made, she maintained that it must be sent out by ballot.
- General agreement was to make the deadline for such ballots be 09/18/11, the date of the Annual Meeting.

The meeting was adjourned at approximately 10:20 a.m.

Respectfully submitted,  
Robin Barton, Secretary

If you wish to share opinions on matters of the subdivision, as always, you may use the online discussion forum at <http://groups.yahoo.com/group/BigCountryAcres/>