

A special meeting of the Big Country Acres Homeowners Association was held on Monday, October 3, 2011 at 6:00 p.m. in Shelter #2 of Indian Camp Creek Park. The meeting was called to order at 6:03 p.m. by Ruth Intlekofer.

Attendance: The following homeowners were present: Ruth Intlekofer, Richard and Katherine Stevenson, Ruthie Hall, Roger Madry, Ron & Joanne Buchheit, Matt Luedecke, Henry Miller and Robin Barton.

ANNUAL ASSESSMENT, Article VIII-A:

Ruthie Hall made the following motion, which was seconded by Ruth Intlekofer:

Change the words in the first sentence of CCR Article VIII, Section A FROM

The initial annual assessment shall be \$600.00 per lot beginning in 2010... TO

The initial annual assessment shall be \$500.00 per lot, including water and trash, effective 1/1/2012...

There was some discussion regarding the motion:

- Robin asked the question whether she understood the motion correctly that all homeowners would pay the total of \$500, even if they did not have a water tap. Ruth clarified that yes, the motion states \$500 including trash and water.
- Henry mentioned that if that is the case, other parts of the CCR that deal with water service would need to be updated as well so that the CCR is not in conflict with itself.
- Ron asked what the ramifications would be if the motion to change the assessments in the CCR does not pass. Ruth explained that homeowners had already voted to lower the assessment but that this was to reflect the change in the CCR. Robin added that the trustees had the authority to lower the assessment at any time and had unanimously agreed to do so for 2012, so the total amount would be \$500 for next year regardless.
- Matt asked why the motion was to lower the assessment. Ruth explained the process of adding up the expected 2012 expenditures and dividing it by the number of homeowners, while still having a bit of a cushion in the bank account for emergencies.
- Ron asked how we would cover major road repairs if we lowered the assessment. Per the covenants, it would be necessary to collect a special assessment for that purpose.
- Matt asked whether people who were behind on their dues were allowed to vote on this issue. Ruth clarified that our CCR allows for this and that there is only one owner who recently became overdue who has not been designated a "hardship case with voting rights".

During this time, the proxy votes and attendance were counted. 9 lots were represented through Special Proxy forms and 15 through attendance. The required quorum was not met, so ballots for this motion will be mailed to those owners who had not submitted a proxy form. **On 10/12/11, the proxies and ballots were counted. A total of 14 votes were received, which was not enough to make a quorum on this issue.**

ORIGINAL TRUSTEE NAMES, Article III-B:

The motion to change CCR Article III, Section B to remove the names of the original trustees was not brought up at the meeting, so that section will be addressed sometime in the future.

COUNTING OF BALLOTS FROM 9/18/11:

Ruthie Hall and Roger Madry opened the ballots resulting from the 9/18/11 meeting and recorded the results (but not individual names). Only 12 ballots were received, so both motions failed due to lack of quorum.

The meeting was adjourned at approximately 6:15 p.m. (motioned by Henry Miller, seconded by Rick Stevenson).

Respectfully submitted,
Robin Barton, Secretary