

A special meeting of the Big Country Homeowners Association was held on Saturday, February 12, 2011 at 10:00 a.m. at the Corporate Parkway Library. This meeting was the backup date for the originally scheduled meeting of 2/5/11, which was cancelled due to inclement weather (which closed the library). The meeting was called to order at 10:01 a.m. by Ruth Intelkofer.

Attendance: The following homeowners were present: Robin Barton, Ruth Intelkofer, Suzie Brown, Ron Buchheit, Paul Stearn, Tom Rattini (6 present). Proxy forms were received for Ruthie Hall, Mark Clampitt, Matt & Patty Leudecke, Cynthia Neubauer (2 lots), Bill Craft, Brett & Patti Counter, Kevin Powell, Sue Bennett, Thomas Helsel and Richard Stevenson (11 proxies). 17 lots were represented, or 55% of lot owners. Our required quorum for voting of 75% of homeowners was not met, but the meeting went forward anyway with the purpose of dispensing and collecting information that would be helpful in the future. Greater efforts will be made in the future to communicate meeting information, using as many forms of communication as possible. In addition, annual meeting notices can include a reminder that other topics not on the agenda are allowed to be pursued at that meeting so that folks are not surprised to see something in the minutes which they did not expect to be covered.

PROXY VOTING FORMS / SPECIAL MEETING NOTIFICATION - It was decided to re-send the Special Proxy Form to all homeowners again with the express purpose of having them mailed in or collected by March 3rd. Robin Barton called for a Special Meeting for March 3rd for the sole purpose of counting the proxy votes. For practical purposes, this "meeting" will be at her home (1500 Madre Dr.) at 7:00 p.m. on that date but there will be NO business or reports. Any lot owner is welcome to come, but the only thing happening will be counting the proxy forms. Motions for all proposals on the proxy form were made during THIS 2/12 meeting so that they could be recorded. This way, we can still get this business accomplished without asking everyone to attend another meeting. Some changes have been made to the Ballot Voting proposal (see below), but all other motions remain the same as on the 02/12 proxy form.

***** **SPECIAL BUSINESS** *****

Contact Info: If you have changed your email address or starting using a mobile phone instead of a house phone, please call Robin at 332-9960 with your new information. We need to be able to reach everyone in case of emergency.

Neighbors in Need: From time to time, someone in BCA sustains serious injury, illness, or death. Word does not always get to everyone and then they feel bad when they hear about it later. Furthermore, you may have neighbors who would like to help! If you or someone you know residing in BCA is in this situation, please let a trustee know.

Trash Contract: Ruth Intelkofer described the recycling program being offered by Waste Management. Our trash collection contract is expiring; Ruth has done considerable research and Waste Management is still our cheapest option, even if we only maintain our current level of service. Fuel surcharge is likely to increase from 14% to 18% in May. We have an option of adding a recycling container, emptied weekly at a cost of \$79/month (plus a one-time \$75 delivery fee).

**** Recyclable materials would NOT have to be sorted but there is a comprehensive list of what is acceptable. ****
A trash bin of the same size costs \$208/month. If we could add a recycling container but gradually collect less trash and have one trash bin removed, it would decrease trash expenses by \$600 annually which could then be diverted to other required projects. In addition, we could take pride in being green and aiding in landfill diversion. The recycling habits of all BCA families is not known; of those polled, about half are currently putting recyclables in the trash and half haul theirs to a recycling center.

Unauthorized trash: For years, we have been concerned about non-residents using our dumpsters but we have hesitated to install combination locks on the bins because we will incur an extra fee for the trash collector to get out of the truck to open the locks. Ron Buchheit suggested that we simply unlock the dumpsters on Thursday mornings. A few people in the room offered to be in a rotation to unlock the bins (Waste Management would still have the combination just in case) and Perhaps closing the bins to outsiders and recycling some of our materials will decrease our amount of trash enough to return one dumpster. Suggestions were also made that we could have periodic designated large trash pickup. Suzie Brown will work with Ruth to finalize this plan.

NOTE: This is an issue which the trustees are authorized to pursue on behalf of the homeowners, but they did not want to move forward without some input. They will gather a bit more information and make a decision to resolve the issue.

Ballot Voting: There was discussion about how to attract more lot owners to meetings and how we probably would have met our quorum on our original meeting date if we had not had inclement weather. The motion for ballot voting was explained and everyone agreed that there is still a great benefit to attending a meeting because that is where discussion and debate is held. Even if we are able to vote by ballot after a meeting, homeowners will be strongly encouraged to attend so that they may give and gain input. An official motion was made by Robin Barton and seconded by Suzie Brown to include the following proposal on the Special Proxy Form for the 03/03/11 meeting:

Change CCR Article III, Section I TO

I. **Business at Annual and Special Meetings.** Any business relevant or pertinent to the affairs of the subdivision may and shall be transacted at any annual or special meeting described above. All actions of the lot owners at annual or special meetings shall be by 66% majority of votes cast, so long as there is at least a 75% quorum of properties represented. *In the event that this quorum is not represented, an extension of not less than 7 days for voting by ballot. Such ballots must contain the signature of the lot owner and may be submitted in person, by U.S. mail or by email to any Trustee before the ballot deadline. Ballots received after a meeting but before the deadline must be counted by two or more owners and must be retained and made available to any lot owner wishing to verify voting results for a period of one year.* All actions of the Trustees shall be by majority vote.

This motion was changed from the 02/12 proxy form to eliminate the requirement for those who ARE present at a meeting to vote on whether to extend an issue to a ballot vote after the meeting.

Fishing Regulations: The rationale for removing the fishing regulations from the CCR and maintaining them in a separate document was briefly discussed. An official motion was made by Tom Rattini and seconded by Suzie Brown to include the following proposal on the Special Proxy Form for the 03/03/11 meeting (no change from 02/12 proxy form):

Change CCR Article IX, Section D TO

D. The right to fish in the lake is limited to lot owners, members of their families and guests. Fishing regulations are to be maintained in a separate document by the Lake Committee or their designees and published to all lot owners whenever a change is made.

CCR Article VIII, Section B: An official motion was made by Suzie Brown and seconded by Ron Buchheit to include the following proposal on the Special Proxy Form for the 03/03/11 meeting (no change from 02/12 proxy form):

Change CCR Article VIII, Section B TO

B. In addition to the annual assessment authorized herein-above, there may be levied a special assessment for the purpose of defraying, in whole or in part, the cost of a construction or reconstruction, or replacement of a capital improvement within or upon the common property or any easement, street, drive, walkway, or other right-of-way provided for the benefit of the lots subject hereto, and including the provision, of necessary fixtures or personal property related thereto *upon the approval of the required quorum and majority of the lot owners as defined in Article III* voting thereon, in person or by proxy, at a meeting duly called for this purpose, written notice of which shall have been sent to all lot owners at least thirty (30) days in advance, setting forth the purpose of the meeting. In the event of such approval, the limitation hereinabove set forth shall not apply to the assessment made under the provisions of this paragraph.

Approval of Minutes: Robin Barton motioned and Ruth Intelkofer seconded to ask for approval of the September and October 2010 meetings on the Special Proxy Form for the 03/03/11 meeting (no change from 02/12 proxy form).

Insurance Update: Our insurance policy with American Family has been discontinued. Henry Miller and Robin Barton requested quotes from number of companies, but Henry only received one because most firms do not wish to deal with lake liability. He has gone ahead and contracted with the one firm who gave us a bid, at a cost of \$1306/year (previously \$700). The coverage is actually better than what we had before.

Water Operator: We are required by the State of Missouri to have a Certified Water Operator supervising the testing of our drinking water distribution system. The certification of our current water operator is expiring at the end of this year. Certification training can be paid for by the state, but it is an extremely time consuming task. In addition, no one has volunteered to do our monthly and annual testing. It doesn't take very long, but contacting the homeowners is often difficult and during the winter it is very cold! Requirements are on the reverse side of this page. If someone will not volunteer for the job, the trustees will be forced to hire someone from outside the subdivision. Three certified operators have been contacted and they charge between \$50/hour to \$225/month. Robin Barton will check with our current operator to see if we could pay him for his time to get recertified. Perhaps we can do that and pay a smaller hourly amount to someone inside the subdivision to do the testing/paperwork portion and incur less total expense than if we hired an outsider to take care of the entire thing. If you are interested in becoming certified or would like to submit yourself as a paid water tester, please contact Robin at 332-9960 within the next two weeks.

Ice/Snow Contingency Plans: A number of homeowners have already been working on how we can be better prepared to clear our roads of ice/snow. Tom Rattini will lead a task force including Ron Buchheit and others to ascertain a plan for the remaining winter and coming year. Lot owners should be aware that our current contract calls for snow plowing when snow is over 2" deep and that will take place after the storm has passed. Before a snow or ice storm, we have a number of volunteers who spread salt on the hills to make snow removal easier and to prevent ice buildup. Salting of the entire road is not usually in the plan unless there is no hope of quick melting because it is so expensive. Please be prepared to use a 4WD vehicle or simply stay safe at home. If you would like to contribute to this task force, please call Tom at 332-1051.

Annual Meeting Date: There had been discussion among the trustees whether a change in annual meeting date was needed because of when our state reports are due. It has been determined that it is not an issue and the current meeting date is adequate.

The meeting was adjourned at 11:32 a.m.

Respectfully submitted,
Robin Barton, Secretary

Big Country Acres website: <http://bca.integriTivity.com>

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B.C.A. Water Operator Job Description

Certification

The Big Country Acres community water system is a Distribution System Level 1. This requires a "certified operator" who meets the following criteria:

- Has passed the state certification exam
- At least 18 years old
- Possesses 35 hours of training

Training options are as follows and can be paid for with subdivision training vouchers:

- 6 day training course at Jefferson County Satellite Office in Festus: 8:30-4:30 on April 7, 14, 21, 28, May 5, 10, 19 with State Exam on May 20, 2011
- Other training courses are available throughout the year but are farther away.
- Correspondence course from Sacramento State University; \$100 course reimbursed AFTER course certificate is received. Course credit is for 90 hours and covers more than the minimum requirement.
- Certification expires after 3 years but can be renewed with shorter training courses, including online training.

Job Details

Perform a water quality test from one household per month.

- Tests must be performed on a Monday, Tuesday or Wednesday.
- Test involves running water from outside spigot for 3 minutes, spraying spigot with disinfectant, filling a small bottle with water, filling out the accompanying form.
- Water sample must be delivered to the lab at St. Joseph's West Hospital by 3 p.m. that day.
- If a sample ever fails the quality test, 5 additional samples must be taken within the next month.
- If we fail to perform a test in a given month, it must be reported to the homeowners.

Perform an annual water quality test from the pump house.

- Two or three samples must be taken within two days of receiving test kit in the mail.
- UPS picks up samples from your house at no charge.

If you are interested in filling this position, please contact Robin Barton at 636-332-9960.