

A Special Meeting of the Big Country Homeowners Association was held on Tuesday, June 17, 2014 at the Schnucks community room to hear a presentation from Keith Wheeler from St. Charles County about what it would take to have our roads maintained by the County.

**Attendance:** The following lots had owners in attendance: Mosher, Goforth, Ottinger, Smith, Helsel, Huff.

**BOTTOM LINE:** The estimate is \$503,000. This is \$16,225.00 PER LOT if paid up front. OR MORE (see below).

**\*\*\* UPDATE \*\*\* Our new 72" culvert does not meet County standards so would have to be replaced as well, so we are to add \$30,000 to their estimate.**

**WHEN DUE:** After the project is completed in the spring of 2015, each homeowner will have 60 days to pay the full amount or on day 61 they will be placed in the payment program which is 20 years at an ESTIMATED 6% interest rate which comes to \$1500 a year. The assessment goes with the house, so if people sell their home it is STILL a separate line item on the taxes UNLESS the homeowner decides to pay it off before the 20 years is up. HOWEVER, ALL INTEREST will be placed on the amount. There is no getting around paying the bond holders their money. In other words, if you pay on day 62, you will owe the interest on the entire 20 years.

**INCLUDED:** 1) expand roads to 20' wide 2) repair of 2 culverts and 3) asphalt overlay of entire existing road.

**OVERAGES:** The project can go up by a maximum of 25% which would put us at \$632,500 (\$20,404 total per lot up front or with an estimated 6% interest rate it comes to \$1878 per lot annually for 20 years). IF the projects exceeds 25%, it goes to another vote of the homeowners.

**PROPERTY TAX INCREASE:** He said our property tax is assessed by the County Assessor and that the county road wouldn't necessarily make our taxes go up. However, Keith said earlier in the meeting that because our homes were on a road that was not to county standards that the homes and lots were originally purchased at a lower price, which sounds like he does think there is a value that could be assessed for a county-maintained road.

**SNOW/SALT:** He said he is not in charge of snow routes or salting so can't say how that would go. If we have a pothole in the future, we would have to call the County and they would get to us when they get to us.

**WHICH SIDE:** They would add two feet to the side of the least resistance and most cost effective without making it too windy, which they have not determined at this time. So homeowners should just assume that it is your own side when considering this.

**MOVING MAILBOXES:** They will remove and reinstall wood/iron pole mailboxes, but really stay away from moving all brick mailboxes due to expenses. So if brick mailbox was on side of street - they would most likely choose to expand road on the opposite side w/out brick mailbox.

**DRIVEWAY APRONS:** They do their best not to saw into concrete aprons and to butt the pavement up to the aprons.

**WATER LINES:** If we were to ever have to dig up the road to get to a water pipe in the future that would be at the associations cost not the county to dig up and repair back to county standards.