

Updated Minutes - Big Country Acres Special Meeting for Road Project on 7/19/2015

Plus Vote Count on 8/3/2015

SPECIAL MEETING

The meeting was called to order by Dana Mosher at 7:05pm. Attendees: Dana & Dan Mosher, Robin Barton, Steve & Connie Smith, Michelle Hoffman, Helene Racine, Ron Buchheit, Bob & Rose Ottinger. General proxies were received from Henry Miller and Kris Rattini. 29 lots were eligible to vote, requiring 22 for a quorum. A ballot will be mailed with any motions made.

Dana presented the estimates for road repair over the new culvert and the merits were discussed. The bids included varied lengths (35-50') and different thicknesses (3-4"), making comparison difficult. Ron stated he measured the required repair at 32-44' and 20" wide depending where the measurement was started as it is not a perfect rectangle at the area needing repair.

Robin mentioned we have had Mid-River Asphalt do work in the past and felt their quality had been good. She suggested that perhaps if they had the crack fill business as well they might be able to negotiate a lower price on the road repair. There was discussion about the need for gravel as it was not in the bid. General consensus was that there was probably adequate gravel present. Connie asked about the depth of the current road; a few owners remembered it as being 6".

Dana pointed out that the Cannon bid was for concrete and not asphalt. Discussion followed that since the rest of the road was asphalt, concrete did not seem appropriate and might complicate future repairs. Cannon specializes in concrete, not asphalt, and that's probably why they bid that way.

Steve felt that the 4" thickness was important because of delivery trucks or emergency vehicles and the grade of the road at the repair point. He also pointed out that because Mid-River was using only 75% of the material that McConnell would, their estimate would be 75% of McConnell's if their prices were the same. He also mentioned that many contractors increase their quotes the second time around.

There was discussion of crack fill estimates because it gave another way to compare the companies. Robin stated the crack repair estimates were on the back of the handout (attachment) and pointed out that the distance of the road is 5200' and so the McConnell bid did not appear for adequate linear footage (1800 vs. 4900). On the other hand Mid-River Asphalt had done the crack fill in the past using 60 gallons and their current bid is for 95 gallons. There was discussion about whether we have more cracks now or whether many are still filled and we might actually have less. Connie commented that the previous cracks filled had held up well. Ron commented that estimates are probably based on distance rather than actual number of cracks.

In terms of paying for the project, Robin shared that she and Dana had tried to find extra money in the operating expenses that might be able to reduce the cost of the patch. She shared a second handout (see attachment) that broke out operating expenses and anticipated expenses per quarter. Because the crack filling estimates were \$1000 higher than anticipated, there are no extra funds to go toward the patch.

Helene Racine made a motion to collect a Special Assessment in the amount of \$107.59 per lot for patching the road over the larger culvert by McConnell and Associates, to be billed as soon as possible and due 30 days from the invoice date. Motion was seconded by Steve Smith. The meeting was adjourned by Dana Mosher at 7:35pm.

AUGUST 3, 2015 VOTE COUNT

Robin Barton, Connie Smith and Kris Rattini convened at the pump house at 6 p.m. on August 3 to count the ballots on the special assessment for road repairs. They counted a total of 24 ballots, which equaled 82.7 percent of homeowners (24/29). Quorum was reached. Ballots were received from Barton, Brown, Buchheit/Racine, Buchheit, Christiansen, Clampitt, Craft, Gilley, Helsel, Hoffman, Huff, Littlecreek, Lord, Madry, Miller, Mosher, Olson/Goforth, Ottinger, Pearia, Powell, Rattini, Roe, Smith, Stern. The tally was 23 "For" votes, one "Against" vote. The measure passed.

ANNUAL MEETING

The Annual Meeting will be at the common area on Sunday, September 20, 2015. A few neighbors are donating drinks, snacks, hot dogs and brats for a barbecue beforehand. Come join us!