

MINUTES FROM BCA ANNUAL MEETING ON SEPT. 20, 2015

Meeting called to order by president Dana Mosher at 6:05 pm.

Homeowners in attendance: Ryan and Helene Buchheit; Thomas and Beth Helsel; Connie and Steve Smith; Don Brown; Ron and Joann Buchheit; Becky Christensen; Tonya Goforth; Dan and Dana Mosher; Paul Stern; Bob and Rose Ottinger; Reneta and Tim Roe; Doug and Robin Barton; Michelle Hoffman; Darryl Gilley; Kris Rattini. General proxies received from Tracey Huff and Henry Miller.

Number of properties represented: 17. 30 lots were eligible to vote, making the required quorum 23.

1. CLARIFICATION OF VOTING PROCEDURES

Over the past year, we have received numerous requests to consult an attorney to see if we were correctly implementing the CCRs. In fact, one attorney reached out to us to share concerns about our process. And so we consulted with two attorneys for their legal read and opinion on our CCRs. After careful study, they determined that the ballots distributed after a meeting are a continuation of the vote taken at the meeting, not a completely separate event. And so, in accordance with their legal guidance, all measures that BCA residents vote on from this meeting forward will be conducted in that manner. Since this is not a change to the CCR, but merely a clarification of the existing language to ensure that we follow the CCRs correctly, it does not require a vote. Dana distributed copies of the attorneys' opinions to those present. It is attached with the minutes.

2. APPROVAL OF MINUTES from 2014 annual meeting and 7/19/2015 road special meeting

Robin Barton motioned, Paul Stern second. Vote was taken. The tally was 17 "for" votes.

3. TREASURER REPORT

Robin distributed three documents: Projected Quarterly Operating Expenses; Reserves Needed through 12/31/15; and the Yearly Financial Statement.

Projected Quarterly Operating Expenses: At the bottom of the first column, you'll see that as of today, there's a \$12,577 bank balance. You'll notice the pairs of color-coded boxes (green, orange, blue, purple, gray) at the bottom of the sheets. The amount in "projected quarter end balance" needs to be greater than matching color "potential need" amount listed in the subsequent column. Items with an asterisk are estimates. You'll see regular items such as trash and snow removal and mowing. We've saved on mowing this year by having residents perform the work for free or at a discount. Dana thanked Abby Roe, Paul Stern and Tom Rattini for their assistance.

Several repair/maintenance projects are underway and listed in the projected expenses. Paul Stern and Ron Buchheit have been repairing the Stern/Mosher culvert. McConnell said that this temporary fix would not have any negative impacts for when the culvert is eventually replaced within the next few years. McConnell has the culvert patch and crack filling on the schedule for late October.

4. WATER SYSTEM STATUS/ISSUES

The bottom pipe segments of the water pump are slated to be repaired within the next two weeks. In the meanwhile, two other systems have been installed in the pump house in response to the electrical-related water outage we had over the summer. Should a breaker trip, a 90-decibel alarm will sound. Also, on the circuit panel, a green light now indicates the system is operating normally. If that light is off there is a power failure. Both systems are designed to alert all of us so that we may act swifter before the reserve tank runs out.

On the “Projected Quarterly Operating Expenses,” in the reserves section, you’ll see the line item “Water Pump.” We’ve been building that up to \$5,000, the cost to replace the water pump entirely when it dies. Our reserves will reach \$5,000 by the end of 2015 Q4. Therefore, in 2016, the water bill will be lowered back down to \$27/quarter.

5. TRASH LOCK INSTALLATION

There is still a steady stream of outsiders dumping illegally in our trash dumpster. In response, a lock bar will be installed on the trash dumpster on September 28. **However, the lock will not be put on it until October 7.** The lock will be a four-letter code.

The code is: HOPE

6. ROAD/CULVERT UPDATES

We still need a solution for preventing beaver and tree damage to the big culvert. One possible solution is to single concrete cylinders that will prevent trees from blocking the culvert.

McConnell has our culvert road patch and crack filling on the schedule for late October. Once given a specific date, the trustees will notify all affected residents. The road is supposed to remain open during the repair. McConnell’s bid for the crack-filling project was \$1,000 lower than Mid River Asphalt. McConnell explained that after examining our roads that they believe far fewer cracks need to be filled than what MRA estimated -- that many cracks are still in good shape from the last time they were treated. That was their rationale for the difference in quotes.

A portion of the well house roof needs to be replaced. The money saved on the crack filling can be applied to the roof project. Several neighbors—Ron Buchheit, Steve Smith, Dan Mosher and Tom Rattini—offered to work together on the project. Last week Ron Buchheit powerwashed the side of the pump house. Thanks, Ron!

As for other large-scale road projects, the road will likely need sealing in 2017. In the past we’ve received a quote of \$15,000 from Mid River Asphalt. Perhaps McConnell will be more competitive. If we continue on our regular plan of sealing and repair cracks we may be able to get a few more years out of the road before needing to overlay the entire road again. Paul Stern mentioned that there is a significant washboard effect happening on the Buchheits’ stretch of the road – not a good sign.

Robin said a recommended solution for that problem is to lay rock along the side of the road, to help shore it up. MRA quoted \$3,000 to bring in enough rock to do 1/3 of the roadway. They would bring it to one location on site; we’d have to distribute it. Of course, it would be cheaper if we’re able to do it ourselves. But we’d need the equipment and manual labor to disperse the road. Paul Stern has looked into spearheading this project. He said it would have to happen during the week, because the quarry is open 7am-3pm Monday through Friday. Roger Madry has offered the use of his tractor. Paul will also need other heavy equipment (bucket) as well as a volunteer crew of 2-4 to get the job done.

Robin said that the trustees really tried to figure out a way to lower the assessment for next year. However, the current level is projected to just barely cover the expenses of next year and be ready for the needed road sealing in 2017. If actual expenses are lower than projected, the assessment can always be adjusted downward.

Paul Stern said that he thinks the assessments need to take a proactive approach rather than a reactive approach. He’d rather put extra in the kitty so that the—money is there when something goes wrong.

Beth Helsel asked why the culverts cave in – is it regular wear and tear? Robin said that contractors have told her yes, it is. Our new culvert is supposed to last 50-70 years, where regular smaller culverts typically last 20-30. She has been told that heavy trucks can cause significant wear and tear on the culverts. Our road has a weight limit of 18,000 pounds. If you are having work crews come to your house, please ask them to use as small of vehicles as they can. Kris Rattini

mentioned that for a mudjacking project, she specified for the contractor to come at the end of the workday so that the concrete truck was nearly empty—and therefore significantly lighter.

Dana read the legally required annual motion:

Motion: The association resolves that any excess membership income over membership expenses for the year ended December 31, 2015, shall be applied against the subsequent tax year. Member assessments are as provided by IRS Revenue Ruling 70-604.

Robin Barton moved for a vote. Dana Mosher seconded. The vote was held. There was one “against” vote, 16 votes “for.”

7. DISCUSSION OF QUORUM ISSUES

Steve Smith amended his motion to:

Motion: Change CCR Article III-I to reduce the quorum required from “75%” to “50 percent or greater”.

JoAnn Buchheit seconded. It was mentioned that there were not even 75% of homeowners present at the meeting when the motion was passed. Darryl Gilley asked if we can bring up that point to a lawyer for review. Robin said that one lawyer did comment, “I don’t know how you’d ever get 75%!”

The vote was held. No dissenting votes; 15 in favor plus two proxies = 17 “for” votes.

8. DISCUSSION OF MOTION REQUIRING ADVANCE NOTIFICATION FOR PROPOSED CCR CHANGES

Kris Rattini submitted a motion:

Add the following paragraph to the end of **Article III, Section I** in the CCR: "These bylaws may be amended by affirmative vote by 66% of voting members at any annual or special meeting of the membership, **provided written notice of the proposed amendment is given to the Trustees three weeks prior to the meeting to allow for inclusion in the mailed agenda.**

Beth Helsel seconded. Kris explained that she’d put forth this motion at last year’s annual meeting, too, but it fell short on votes for approval. She is resubmitting it because she thinks it’s important to be have time to review, in writing, proposed CCR changes that would be legally binding for everyone in the association.

The vote was taken – no dissensions. 17 “for” votes.

9. AUDIT COMMITTEE

Tim Roe and Henry Miller have volunteered to serve on the Audit Committee after the books are closed for 2015. Michelle Hoffman motioned for their approval. Kris Rattini seconded. The vote was taken. Tally was 17 “for” votes.

10. LAKE COMMITTEE

Bob Ottinger said that no minnows were put in the lake this past year in order to save on costs. He has put in chemicals for the weeds and has been using a rake to pull out what he can. Robin shared that since the water has been low there haven’t been as many beaver issues by the dam this summer.

11. TRUSTEE ELECTION (TREASURER)

Dana thanked Robin for all she has done, above and beyond, during her time as a trustee. Robin nominated Connie Smith to take her place. Robin said that Connie served on our Audit Committee last year. She served as comptroller of her company. She is Excel proficient. And she is paid up on her association dues.

Michelle Hoffman motioned to approve Connie Smith's appointment as treasurer. Reneta Roe seconded. The vote was taken. All 17 votes were "for."

12. NEW BUSINESS

Ron Buchheit said the dam spillway needs maintenance, that weeds are starting to grow in there and need to be cleaned out. Tim Roe said in the past they've sprayed the parts on land with Roundup and it helped. Bob Ottinger and Robin volunteered to look at it.

Ron also said that the pump house has mildew growing on the inside. He suggested someone conduct a weekly check on the pump house to make sure everything is functioning as it should be.

Dana asked for volunteers. Beth Hensel, Connie Smith and Dana Mosher volunteered. Dana asked Ron and Tim Roe to meet with them for a walk-through of the pumphouse to show them what to look out for. They agreed to meet at 8:30am on Sunday, Sept. 27.

Ron also mentioned that the overflow pipe on the backside of the pump house needs to be monitored. Right now that area is overgrown and on rough terrain. It would need a brushhog or chain saw to clear it out.

A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 7:21pm.