

# MINUTES OF BIG COUNTRY ACRES ANNUAL MEETING 9/18/16

The meeting was called to order at 6:05 p.m. Lot owners in attendance: Barton, Buchheit, Craft, Gilley, Helsel, Hoffman, Littlecreek, Mosher, Ottinger, Pearia, Rattini, Roe, Smith. Proxy received from lot owner Miller.

## 1) APPROVAL OF MINUTES

Bob Ottinger motioned for approval of the minutes from last year's annual meeting. Robin Barton asked to modify the motion for approval of all previous meeting minutes that had not yet been approved. Ottinger amended the motion. Michelle Hoffman seconded the motion. The vote was 14 votes "for."

## 2) TREASURER REPORT

### A) CURRENT STATUS

Treasurer Connie Smith handed out two worksheets. She first reviewed the worksheet "Projected Quarterly Operating Expenses," which shows the actual expenses for quarter 1 and quarter 2 of 2016 and projected expenses for quarter 3 and quarter 4 of 2016 and all of 2017. The projected normal operating expenses for Q3 of 2016 are \$6341, for Q4 2016 are \$4928. Special operating expense for Q4 2016 is listed as \$17,950, the cost for the sealing of the BCA roads.

Doug Barton asked why the trash expenses is lower starting in Q3 2016. Connie explained she negotiated a significantly lower rate with Waste Management. Starting Oct. 1, the monthly cost will drop to roughly \$450, a savings of around \$325. Over the length of the three-year contract, the monthly trash cost can rise, but will do so from a starting point that's 40 percent lower than our previous rate.

### B) PROJECTED 2017 EXPENSES

Other changes going forward: Mowing will now be treated as a regular maintenance expense, in the same manner that snow removal is regarded. The neighborhood can no longer expect or rely on the residents to volunteer to maintain the common areas (common ground, dam, etc.) as needed. Regarding dam/lake maintenance, \$200 will be earmarked in Q2 and Q3 for projects such as weed abatement and maintenance along the culverts.

Also, every quarter, \$2,000 will be earmarked for regular road maintenance. This is in order to have the funds necessary to contract for crack filling on the road every year, which is the recommended maintenance schedule. Darryl Gilley asked if we could start a fund for the road overlay resurfacing, to save up money for that sizeable project. Robin Barton said that the concept was good, even for road seal coating, which should be done every five years. She suggested that starting next year we start earmarking 1/5 the cost of the road seal coating each year so that the money will be ready when it's needed.

Dana Mosher said that Ford Asphalt—the contractor for the seal coating—suggested that an overlay should be done every 15 years. But that estimate is only if the road has been properly maintained with crack filling and seal coating during that span. Tim Roe said that 2003 was the year our road was put in, putting the age of our road at 13 years.

Connie then reviewed her second worksheet, "Big Country Acres Financial Review." There will be no increase in the assessment or water fee for 2017. However, there will be an adjustment for inflation, due to gradual increases in several expenses. Based on CPI (Consumer Price Index) numbers, Connie estimated that assessments will see about a \$10 change per year per lot owner.

Gary Pearia asked about the pump replacement reserve and if we are expecting the water pump to fail. Robin Barton said that Lincoln Pump Company had advised us that the pump will go out some point, perhaps within the next five years, and to have \$5,000 already on hand to replace it. Tim Roe said that when we had a small well tank the pump was cycling all the time. Now that we have the larger tank, the pump doesn't have to run as often.

Darryl Gilley asked if we could remove the fire hydrant at High Sierra Road and Dietrich Road. He thinks it's likely to be struck by a car during the winter when roads are slick. Gary Pearia suggested placing metal posts around the hydrant to protect it. Russell Littlecreek said he didn't like the idea of removing the hydrant because it would make our insurance rates go up. Dana responded that her insurance company did come out and physically look for the hydrants specified for the neighborhood.

Moving on, Connie asked that everyone please pay their assessments on time. The \$290 special assessment for the road seal coating is due by Sept. 30.

C) LEGALLY REQUIRED STATEMENT

Lastly, Connie read the legally required IRS statement: *The association resolves that any excess membership income over membership expenses for the year ended December 31, 2016, shall be applied against the subsequent tax year. Member assessments are as provided by IRS Revenue Ruling 70-604.* Littlecreek moved to approve the resolution, Gilley seconded. The vote was 14 votes “for.”

3) ROAD PROJECTS

A) ROAD SEALING

The road sealcoating is tentatively scheduled for October 3, 4 and 5<sup>th</sup>, depending on the weather. Robin Barton of the road committee passed out a sheet showing which sections of the road will be worked on each day. One side of the road will always be kept open for transit. Robin also handed out the sheet “Owners Responsibilities and Instructions” provided by Ford Asphalt, with spells out how residents can contribute to the success of the project. Robin said that Ford by far is the most detailed company we’ve worked with so far on road projects.

Darryl Gilley asked if Ford will sweep any debris left on the road after the recent rain storms as well as the rock from our road bordering project. Connie said that Ford will sweep before starting the project. Robin said would be best to get any stray rock back onto driveways and to clear any overhanging weeds or trees. Robin will notify the post office and trash service about the road work. Any changes to the sealing schedule will be posted on NextDoor.

If you are not already on NextDoor, please join by going to this link:

<https://nextdoor.com/invite/fdczshbvmznbtrujn>

B) ROCK BORDERING ROAD

Robin said Paul Stern has spent hours of his free time hauling rock to the neighborhood and placing it at the spots along the road that need reinforcement. There are certain places where there are cracks that run parallel to the edge of the road, indicating that the road is dropping. We need one more full work day to complete the job. Paul is willing to make the runs between the quarry and neighborhood. We’ll need 5 to 6 people to move the rock from the dump truck to the designated spots along the side of the road as well as sweep away debris.

Tim Roe asked how dust from the rock project might affect the road sealing, particularly if we don’t get a good rain to help clear the dust away. Robin is going to check with Ford Asphalt for their input.

C) DRAINAGE ALONG HIGH SIERRA

The recent heavy rains have highlighted the drainage issues that exist along High Sierra. Russell Littlecreek said that he put in a bigger drainage culvert when he did his driveway. But that not everyone along High Sierra has an adequately sized culvert, so heavy rains quickly overpower the culverts’ ability to manage the water flow. He suggested a culvert between the road and the fence row might be a solution, but he didn’t know if the farmer would agree with that. Russell said that if you look at a map of the association, he believed that at least three other BCA lots contribute to the watershed that runs down High Sierra.

There was discussion about who would be responsible for paying for larger culverts/other solutions to improve drainage: BCA? The lot owners along High Sierra? A combination of the two? Tim Roe said that the bylaws call for maintaining proper drainage on your respective lot.

Robin said that a related issue was that the border rock put down during last work session have gotten weedy and that area has become difficult to mow. Darryl suggested putting down a fabric weed barrier. Tim Roe asked about an asphalt patch. Someone asked whether the land between the road and the fence row is common BCA ground or part of each High Sierra parcel. Russell said that the survey markers are on the east side of the road. Robin offered to look into the drainage issue further as part of the road committee. Tim Roe mentioned looking at the official plot from the Charles County to confirm what other neighborhoods might be contributing to the drainage problem.

4) MOTION REQUIRING ADVANCE NOTICE OF PROPOSED CCR CHANGES

Discussion was opened on the following motion:

Add the following paragraph to the end of **Article 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 a trustee three weeks prior to an annual meeting and six weeks prior to a special meeting, to allow for inclusion in the mailed agenda.**

Dana Mosher explained that since the CCR is a legal document and all changes to it are legally binding, it is natural for residents to have advance notice of any proposed CCR changes. If someone stands up at a meeting with a lengthy proposal that no one has seen before, it puts the other lot owners at a disadvantage in understanding the possible effects of the changes. Kris Rattini explained the timing mentioned in the measure. The CCR requires that residents receive a 10-day notice of annual meetings and 30-day notice of assessment-related special meetings. In order to add the proposed CCR changes to the agendas before mailing, she needs the proposal in hand a week or two earlier. Reneta Roe motioned to approve. Steve Smith second. The vote was 13 votes “for” the motion, one vote “against.”

**5) DISCUSSION OF QUORUM**

Discussion opened on the following motion:

Change CCR Article III-I to reduce the quorum required to **“66%”** instead of “75%.”

Dana said that as it currently stands, a minority of the lot owners can block measures favored by a majority of lot owners through their non-participation. Darryl Gilley motioned to approve. Tim Roe seconded. The vote was 14 votes “for” the motion.

**5) DISCUSSION OF WATER ISSUES**

There were no questions. Michele Hoffmann stated her water pressure is better after the pipe was lowered a couple months ago.

**6) DUMPSTER ISSUES**

Connie Smith reported that under the new trash contract the cost of the lock bar will decrease to \$22 from \$30. She also stated that it costs \$10 for every combination lock we have to buy. Robin Barton reported she has already replaced many locks. Beth Helsel asked if the locks are being broken when Waste Management empties the dumpsters. Robin suggested we check the locks before and after track pickup to see if that is the case. Dana asked that if the lock is missing when lot owners put their trash in the dumpster to please raise the lock bar to give the appearance of it being locked.

Residents have seen outside trucks dumping furniture in the trash dumper and noticed big cardboard boxes placed in the trash that should have been broken down and put in the recycling dumpster. Dana said that is why locks are important.

Connie also pointed out that the dusk-to-dawn light is not working near the dumpster. Tim Roe said that Ameren should be the one to take care of it.

**7) LAKE COMMITTEE REPORT**

Robin Barton, Scott Hoffman and Tim Roe recently volunteered their time to trim and spray along the dam. Tim said it’s important to have the top of the dam mowed more often like the rest of the common grounds. Bob Ottinger said he’s put some herbicide in the lake to help control weeds. No fish were bought this year.

Tim Roe gave a history of the dam: its breach in 2008, the deepening of the spillway. He thinks the dam looks about the same as 16 years ago but needs to be monitored. Robin mentioned that the spillway area has been covered with far more water lately; a huge section couldn’t be mowed at the bottom of the dam. Also, large boulders have washed into part of the dam’s drainage area. Robin mentioned that perhaps this fall a work crew of 5 or 6 people could remove them and cart them out with a mule.

**8) TRUSTEE ELECTION (PRESIDENT)**

The floor was opened to nominations for the position of president. Since no other candidates stepped forward, Dana Mosher agreed to serve for a second three-year term. Tim Roe motioned to appoint Dana Mosher as president. Michele Hoffman seconded. The vote was 14 votes “for.”

Gary Pearia motioned to suspend the meeting. Russell Littlecreek seconded. The vote was 14 “for” suspending the meeting. The BCA annual meeting was suspended at 7:35pm.

## **ADDENDUM TO MINUTES OF BIG COUNTRY ACRES ANNUAL MEETING 9/18/16**

### **BALLOT COUNT**

Trustees Dana Mosher, Kris Rattini and Connie Smith met at the pump house at 5:55pm on Monday, October 10 to count the ballots received. Ruth Intlekofer joined after the vote was completed. Six ballots were received, bringing the total participants to 20. Quorum was not met. Therefore, the votes cast on all measures can not be counted.

### **ROAD WORK UPDATE**

The trustees worked with Ford Asphalt throughout the month of October to try to reschedule the road sealing. However, due to the weather, the timing of the falling leaves and other factors, the work has been postponed until the spring. The price will be the same. Ford Asphalt has our work penciled in for April 17-19, weather permitting. The trustees will be in touch in early April to update you on the project.

Many thanks to the residents who generously volunteered their time, muscle and material to complete the rock work bordering the roads and the clearing work in the dam spillway.