

Big Country Acres Homeowners Association

Annual Meeting Minutes 09/18/2022

- **Meeting was brought to order by Travis Dierks at 6pm.**
Homeowners in attendance were: Travis Dierks, John and Becky Christiansen, Chris and Stephanie Pineda, Mike and Pat Hanna, Steve Smith, Henry Miller, Kurt Oppeau, Paul Stern, Ryan and Meghan Strassner, Gary Pearia, Kristin Rattini, Rachel and Dean Merz, Beth Helsel, Tonya Goforth Olson, Robin Barton, Tim and Reneta Roe. Proxies were given to trustees by Donald and Susan Brown and Timothy Groneck. **This represented 18 lots and quorum was met.**
- **Ryan Strassner moved to approve 2021 minutes and Kris Rattini seconded the motion.**
Everyone was in agreement, and they were approved.
- **Tonya Goforth gave the Treasurer's report.**
A copy of the Treasurer's report was handed out to all residents.
There will be a normal cost-of-living increase at the first of the year after the CPI is calculated.
All increases in fees were discussed: Water testing, trash, electric, DNR and mowing expenses.
- **Special assessment of \$7,600 for emergency repair of BCA road and common ground was voted on and passed unanimously by 18 homeowners present.** Each household's responsibility will be \$245.16, due by 12/01/22. The edge of the road had been damaged in a recent storm.
- **Robin Barton gave the road committee report. Please see attached notes for more information. Discussion was held about various ways to maintain the roads.**
Mike Hanna suggested raising HOA fees to help pay for road repairs.
Steve Smith suggested getting patching prices from Ford Asphalt.
Garry Pearia suggested looking into chip seal for our roads as an alternative to asphalt.
Robin explained that very few contractors are willing to give estimates for our projects.
Dean Merz agreed to join the road committee after a suggestion from Robin Barton.
There will be a special meeting called towards the end of the year to discuss road repair options.
- **Steve Smith gave pump house committee report.**
Fire hydrants were flushed due to residents complaining of odor and discoloration in their water. The committee decided the flushing would take place every 45-60 days.
Pump house compressor is on its last leg.
Pump house committee is going to look into getting an estimate for a generator so when the power goes out we will still have water.
- **Travis Dierks gave lake committee report.**
Dam was topped during July storm and caused minor damage to back side that will need to be repaired, hopefully by homeowners.
Pipe at the dam is leaking and will hopefully be repaired by homeowners.
No changes in fishing regulations.
No need for any fish stocking at this time.
Fishing permits were handed out to all residents in attendance.
Tim Roe suggested seed and feed for the dam area to keep it built up.
- **Trustee election**
Tim Roe nominated Stephanie Pineda to replace Travis Dierks and Mike Hanna seconded the motion.
Robin Barton made a motion to vote on President, Kris Rattini seconded the motion.
Stephanie Pineda was unanimously voted in as our new HOA president.
- Ryan Strassner made motion to adjourn. Mike Hanna seconded the motion with no one opposing.
Meeting was adjourned at 7pm.