

Big Country Acres

Minutes from Annual Meeting 09-17-2023

Meeting was brought to order by Stephanie Pineda @ 6:07 pm.

Residents in attendance were: Tonya Goforth-Olson, John and Becky Christiansen, Henry Miller, Travis Dierks, Tim Roe, Steve Smith, Kris Rattini, Tim Groneck, Sue and Don Brown, Robert and Rose Ottinger, Roger Madry, Mike and Pat Hanna, Stephanie and Chris Pineda, Gary Pearia, Robin and Doug Barton voted by proxy through Tim Roe.

Quorum was reached due to 1 resident being ineligible to vote.

1. Approval of 2022 Annual Meeting Minutes

motioned by Mike Hanna, seconded by Tim Roe.

2. Treasurer Report (Tonya Goforth-Olson)

Projection of CPI increase will be 3.7% for inflation over last year. This is less than last year's increase. This will be an increase of \$27 per year on our regular assessment. There will also be an increase of \$40 over the 2023 annual water assessment for each lot owner with water due to the rising costs of electricity at the pump house, water testing, and DNR reporting. This \$40 divided by the four quarters of 2024 will show a water assessment increase of \$10 per quarter for each lot owner with water to reflect the water related costs. Trash fees continue to rise and are up to \$472 a month. \$400 is budgeted for the lake committee to use for restocking. Tonya reported going into the new year with an \$18,000 surplus. A rough guess of \$3,000 was budgeted for a pump house generator. Budgeted \$15,000 for finishing up the culvert repairs.

3. Lake Report (Travis Dierks)

Please see enclosed full report

- Rock blockage at outlet of overflow pipe (well past dam) was cleared by ICC Services and is working great now.
- Grass seed approved for purchase and needs to be spread in fall 2023.
- A washed out gully on back of dam from 2022 flooding has been filled in somewhat but still needs fill.
- Access road to dam could use some rock/maintenance.
- Small trees need to be removed from spillway.
- No changes to fishing regulations.
- Annual fish stocking has not been done since 2020, approved for Oct 2023.
- Future potential improvements which would likely require consulting and a special assessment include: spillway widening, second spillway, boat ramp silt dredging.

4. Pump House Report (Travis Dierks)

Please see enclosed report

- Some pipe sections were replaced in 2023 due to holes in the pipe causing low water pressure.
- Research was done regarding purchase of a generator to run the pump when electricity goes out. Numerous options are explained in the attached report.

5. Road Report (Steve Smith read summary of report written by Robin Barton, summarized below)

The culvert replacement project finally got underway in June 2023 after several delays for various reasons. During the dig for the first section, the west side started caving in from under the road. The contractor, ICC Services LLC, spent the rest of the day removing all that material from the hole. It later also caved in from the east side as well, multiple times. Apparently, there was no rock underlay for that section of the road, just fine gravel which did not hold up against gravity once the trench was dug. Road was closed overnight for safety reasons and additional 4 load of rock was brought the next day instead of filling around pipes with the same substandard materials, \$1200 total and then we paid plus 16 hours of additional labor for \$2800. Remaining two culverts were completed as planned and residents seeded and strawed culvert 1 and seeded 2 and 3. Before completion, residents expressed concern about an anomaly in pipe #1 and

contractor attempted to seal with tar. Trustees had him sign an agreement that he would fix any “culvert failure” within one year before we gave him the last payment. He was already planning to come back again after a major rain to see how everything was going and grade the uphill side of #1 better. After the first big storm, there was major settlement over culvert #1 and we blocked one side of the road for safety reasons. Contractor agreed that the amount of settling was not normal and informed us that he would file a claim with his insurance company. So far, his insurance company has not offered any type of settlement. The first culvert continues to buckle overtime. Trustees will contact an attorney to inquire about sending a demand letter and then filing a lawsuit if still not resolved. Unaware of costs associated with this step at this time.

6. New Business

Trash dumpsters were brought up: concerns that outsiders are dumping in them. It was requested by Tonya that residents please recycle and break down boxes before dumping.

7. Trustee Election

Kris Rattini made a motion to elect Rachel Merz as secretary and Chris Pineda seconded it. Vote was unanimous and Rachel Merz was voted in.

8. More Business

Speed limits being observed were brought up by Steve Smith. Concerns that our speed limit sign had been down for several years and for liability purposes should be reposted. John Christiansen volunteered to repost the sign. Sign has since been reposted.

Steve Smith brought up concerns that the compressor in the pump house is on its last leg. Approval was given by the trustees to go ahead and replace the compressor. Estimated cost of \$300-\$400.

Concerns were brought up about our water line collapsing due to Mike with ICC not compacting the soil after digging out to replace the culvert.

All residents in attendance were in agreement to start legal proceedings against Mike with ICC for failing to stand behind his warranty on the culvert repair.

Mike Hanna has been flushing the fire hydrants.

Request by several residents to please inspect your property and if you have dead trees near power lines to please cut the back or down to lessen the risk of the tree falling on a power line us incurring a power outage which also causes a water outage.

Gary Pearia requested a small increase to continue mowing our common grounds. The amount is still TBD.

Meeting was adjourned.