

BCA 2007 Annual Meeting Minutes

The BCA annual meeting was held on Sunday the 16th of September 2007 at the lake common ground. It began at 12:00 p.m. There were 9 properties represented.

Ron Buchheit opened the meeting. Two people motioned and seconded to accept the 2006 minutes as they were distributed. All homeowners present agreed to accept the 2006 minutes.

The meeting opened with a discussion on the water upgrade status. Status is as follows: --

- Water upgrade project has been deemed a commercial project since serving multiple families; therefore two government agencies will be involved (there may be delays in coordination of both agencies approving our project.)
- To cover the new 4000-gallon tank, the existing building will be extended out East about 18 feet (resulting in cost savings for electrical, wiring and plumbing.)
- Keith at Lincoln pump will be performing the upgrade to our water system.

Next steps are as follows:

- Engineering changes are being drawn up.
- Once engineering changes are finalized we will acquire an architect.
- Apply for a permit.
- Get bids for concrete work. (We will do flat work.)
- Timeline is 2-3 months.
- Water upgrade committee is Tim Roe, Mark Lord and Ron Buchheit (Ron has agreed to stay on this project until completed.)

Treasurer's Report:

Tracey Henry reviewed the current standings with late paying accounts on the water and yearly assessment invoices. We have three property owners that owe \$1,210.00 from 2006 water assessments and six homeowners that currently still owe \$720.00 for 1st and 2nd quarter 2007 water assessments. For 2006 we have two property owners that owe \$363.32 on their yearly assessment and five homeowners that currently owe \$1,610.00 for 2007 yearly assessment. The delinquent amounts have either been handed over to Wheaton Associates or will be handed to Wheaton Associates to attempt collections on these outstanding delinquent amounts.

Tracey reviewed the 2007 financial report, see attached.

Work Day:

Agreed by property owners present that Saturday October 13th, 2007 will be our next workday, starting at 9:00a.m. Meet at the lake common ground. Items

discussed were tree trimming, gravel spreading and sealing road cracks. All volunteers are welcome and kids are welcome to join in and help clean up litter along the roadsides.

Covenant Violations:

- Reminding homeowners to comply with our covenants by ensuring grass and weeds are not higher than one foot, ensuring vehicles in view are licensed, and ensuring front yards are not cluttered with boats, building materials, trailers, etc. Agreed by property owners that letters will be sent to specific property owners that are not compliant with these rules.

Common Ground Issues:

Common ground was discussed as recently have been experiencing unwanted issues. i.e.. Bonfires on the boat ramp, nails/beer cans/trash not being picked up from bonfires, drinking and large gatherings occurring with vehicles blocking roadway. Discussed ways to resolve these issues:

- o Possibly applying a curfew to the common ground area.
- o If issues are not resolved, requiring large gatherings be reserved with a Trustee to ensure responsible parties can be held to cleaning up after gatherings and to ensure double bookings do not occur.
- o It was asked to remind property owners that they are responsible for gatherings that siblings/relatives have and could be fined if rules are not followed.
- o Building a fire pit to ensure bonfires are built away from the boat ramp.

Agreed that a fire pit will be built to encourage bonfires away from the boat ramp. Please help keep our common ground a clean and a safe place for all homeowners.

Election of new Trustees and Committees:

Reneta Roe nominated Nick Fargo for the trustee opening, which Ron Bucheit has served as Chairperson for the last 3 years. All homeowners present agreed in favor of his nomination. Thank you Ron for your time as a Trustee – we know where you are! ☺ And thank you Nick for taking on this Trustee role.

Robin Barton and Brett Counter will take over responsibilities for the Lake Committee. Thanks for volunteering!

Patti Counter will take over responsibilities for the water testing. Thanks for volunteering!

Tim Roe will serve as a trustee for the remainder of Steve Hyinks' Treasurers term.

Other Business:

- As a reminder, we have a website for our subdivision and will be posting additional items in the near future. If interested, BCA website is:
geocities.com/bigcountryacres
- The homeowners present discussed concerns about ATVs riding down to the lake dam and asked if paths are considered common ground. Agreed by all that paths are not common ground and are considered private property.
 - Please keep ATVs off private property and off the lake dam.

With no other concerns brought forward, Ron Buchheit made a motion to adjourn the meeting at 1:30p.m. and all seconded the motion.

Enclosures—

- a) Copy of 2007 Financial Report enclosed
- b) Homeowner phone list enclosed