

**Woods at Buck Mountain Filing II POA
Annual Meeting 19 August 2006
MINUTES**

The meeting was called to order at 1:00 pm by president Jon Wallestad.

Members Present:

Jon & Carol Wallestad	lot 18
Monty & Terry Lee	lot 20
Jerry & Linda Blazer	lot 37
Whitney & Georgia Otis	lot 39 & lot 40
Deanne & Al Montgomery	lot 32
Pat Schulze	lot 3
Anita & Jerry Welch	lot 6
Bob Karantz	lot 5
Ken Hoyer	lot 30
Chris & Mary Eichman	lot 4
Lucy Wilcox for LPLLC	lot 11 & lot 16
Tom & Rita Cassell	lot 44
Dave & Jody Heppe	lot 7
Joe & Judy Crotser	lot 23
Beth & Mike Bryant	lot 2
Pete & Herdis Sobel	lot 16
Alan & Diane Nuss	lot 12
L. O. Sigurdson	lot 38

Proxies by signature:

Jon Wallestad

13: lots # 1,5,6,10,25,26,28,29,34,35,36,41,43

Mike Foy

2: lots # 9,24

Dave Heppe

1: lot # 33

Pat Schulze

1: lot # 19

L. O. Sigurdson

1: lot # 38

Toni Bard

1: lot # 42

Deanne Montgomery

1: lot # 31

With 20 lots represented by owners present and 19 lots by signed proxy we had a quorum and this was therefore an official and legal meeting.

PRESIDENTS REPORT:

42 of our 44 lots have been sold. Only lots 11 & 15 have not been sold. Lots 29, 30 & 43 have been resold and lots 16 & 19 are currently up for resale. [UPDATE: On Sept 8, Martin & Tope Real Estate sold Lot #11]

Homes have been built on lots # 2, 3, 5, 6, 7, 10, 13,14, 18, 20, 32, 34, 37, & 44.

Homes are currently being built on lots # 18, 36, & 38.

Lots # 6, 7, 13, 14, 18, 20, 32, & 37, are full time residents.

I have decided not to seek re-election to the board after serving as president for the past five years.

SECRETARYS REPORT:

There is no report as our secretary was unable to attend the meeting. Anita Brady has sent e-mail notice that she does not intend to run for re-election to the board of directors with regrets that she is unable to attend the meeting due to travel commitments in her work.

TREASURERS REPORT:

All POA members have paid their dues for 2006

2005 Expenses were	\$12,872.34
2006 Expenses to date	\$ 8,742.17
2006 Total anticipated Expenses:	\$13,222.17
Balance in account as of 19 August 2006	\$13,907.86
Anticipated balance end of 2006	\$ 9,427.86
2007 Estimated Budget	\$ 15,455.00
2007 Estimated Income	\$ 12,600.00
2007 Estimated total funds available	\$ 22,087.80

OLD BUSINESS:

Road Committee:

Our roads overall are in good shape. We do have some ditches and culvert wells that need to be cleaned out after the last three weeks of rain.

In 2004 road base was added from the dumpster to the T of Wild Turkey road and at the intersection of Kestral Court and Wild Turkey.

In 2005 road base was added to the north side of Buck Mountain on Pheasant Loop and from the intersection of Kestral Court and Wild Turkey up the hill south on Wild Turkey.

In 2006 road base was added to Pheasant Loop from the intersection of Merriam Turkey Road and Pheasant Loop south past the Lee's home on lot 20.

Architectural Committee:

Homes are currently under construction of lots # 18, 36 & 38. All plans have been approved by the architectural committee. No further plans have been submitted to the committee. Our members are reminded that plans must be submitted to the committee prior to beginning construction.

Dumpster:

We currently have two dumpsters which are being emptied every two weeks on Monday morning.

At the present time this appears to be adequate.

Voting on proposed covenant changes:

Our covenants state that to amend a covenant a two thirds affirmative vote of the membership is required. We have 44 lots so this translates to 30 affirmative votes needed for any change.

We received 40 covenant ballots from our POA members. Therefore any proposed covenant change that received 11 no votes would not change. Changes were proposed to articles V., VII., VIII., IX., X., XVI., XX., XXI., XXIV., & XXV.

Article XXV received 20 no votes and did not pass. All other proposed changes received more than 30 yes votes and therefore passed.

Please see the attached copy of the proposed covenant changes. The actual ballots are on file.

The new board of directors will take the necessary legal steps to make these changes legal.

Weed Control:

Dave Heppe gave a report on our weed control measures. We are beginning to see an improvement along our roads due to the weed control that we have been doing. In 2005 we spent \$1,200.00 on weed control and in 2006 we spent \$ 1,400.00.

NEW BUSINESS:

1. Grazing Lease:

Tom and Pat Schulze currently hold the grazing lease for our POA. They have informed the board that when their lease expires in May of 2007, they do not intend to renew the lease. The new board will need to research and explore alternatives for continuing with a grazing lease for our POA.

2. Beetle Infestation:

We have several lots that have or have had, beetle killed trees; lots # 4, 29, 32, 23 and 44 have had beetle killed trees. The board urges all POA members to check their property and deal with any beetle killed trees in an expeditious manner to prevent a major infestation in our POA.

3. Fire Protection Plan:

Monty Lee made a presentation on the Custer County Community Wildfire Protection Plan. Brochures were passed out to POA members present. [Information provided by Len Lankford, [Greenleaf Forestry and Wood Products](#)].

4. Election of Board of Directors:

Our bylaws state that we must have at least three directors and no more than ten. The number to be set by the board of directors. Our past board has set this number at five members.

Jerry Welch was nominated by Carol Wallestad

Deanne Montgomery was nominated by Anita Welch.

Mike Foy, Dave Heppe and Pat Schulze were nominated by Jon Wallestad.

There were no other nominations.

These five members were elected to the board of directors by acclimation with no opposing votes.

The new board of directors will elect the officers of the POA.

There being no further business presented the meeting was adjourned at 3:00 pm.

Respectfully submitted
Jon Wallestad
Past President