

**Woods at Buck Mountain Filing II POA
Annual Meeting 9th August 2008
Minutes**

The meeting was called to order at 1:00 pm by President Deanne Montgomery.

Members Present:

Pat Schulze	Lot 3
Chris Eichman	Lot 4
Bob and Lynn Karantz	Lot 5
Jerry and & Anita Welch	Lot 6
Dave and Jody Heppe	Lot 7
Mike Padon	Lot 8
Paul and Lisa Lattan	Lots 10 & 11
Alan and Diane Nuss	Lot 12
Howard Schumacher	Lot 15
Joe and Gloria Cross	Lot 16
Jon and Carol Wallestad	Lot 18
Bob and Holly VanDuys	Lot 19
Monty and Terry Lee	Lot 20
Rick & Janie Anderson	Lot 22
Joe and Judith Crotser	Lot 23
Alan and Janet Hurley	Lot 27
Steven & Cindy Purdy	Lot 29
Ken and Connie Hoyer	Lot 30
John Ferraiuolo & Valda Terauds	Lot 31
Deanne Montgomery	Lot 32
Jon and Destyn Hood	Lot 33
Jim and Sue Yourishin	Lot 34
Bill VanAuken	Lot 36
Jerry & Linda Blazer	Lot 37
Whitney Otis	Lots 39 & 40
Claude & Toni Bard for	
Wade & Karen Bard	Lot 42
Thomas & Rita Cassell	Lot 44

Proxies by signature:

Jerry Welch: Lots # 13, 28

Deanne Montgomery: Lots # 14, 35

Mike Bryant: Lot 1 (not in attendance)

With 27 lots represented by owners present and 5 lots by signed proxy we had a quorum and this was therefore an official and legal meeting.

PRESIDENTS REPORT:

Introduction of the current Board of Directors as well as new lot owners were made. New owners: Paul and Lisa Lattan Lots 10, 11 and Alan and Janet Hurley, Lot 27. All lots of the original 44 have been sold. Currently, there are two resales on the market, Lot 17 and Lot 31. One new home was started in the past year, Lot 33 (Hood). Another home, on Lot 39-40 is planned for a spring start (Otis). There are 9 full-time residences, 5 part-time residences and 3 under construction. Four driveways have been completed.

Beckwith Fence Maintenance - Property owners whose properties adjoin Beckwith Ranch, were notified that Beckwith is currently replacing posts and fence. Buck Mountain POA is under no obligation to pay for these improvements.

Secretary's Report

It was requested that all members ensure their contact information is current on the Property Owners' Association list. This list can be viewed on The Woods web site at www.thewoodsatbuckmountain.com. Changes can be emailed to the board secretary, via email.

Treasurer's Report

Pat Schulze presented the treasurer's report:

All POA members have paid their dues for 2008

2007 Expenses were:	\$13,644.55
2008 Expenses to date:	\$ 4,644.03
2008 Total anticipated Expenses:	\$13,484.06
Balance in account as of 1 August 2008	\$19,844.43

2009 Estimated Budget	\$14,562.00
2008 Estimated Income	\$14,810.36
2008 Estimated Balance at Year End	\$11,027.25

Old Business

Web Site: Web master, Monty Lee, suggested a Blog section be added to the association web site to cover various subjects, i.e., weed issues, posting pictures, etc. All members agreed. Monty will follow-up with instructions via email.

Fire Tank Update: Dave Heppe stated that he verified, as of today, that the fire tank is full and operational. No further action is required at this time.

Weed Spraying: Dave Heppe reported on the weed control issue. Currently, no weed spraying has been conducted for 2008. Dave presented various pros and cons as well as brochures and literature that Dave obtained from the Extension Office. In addition, Professor Bill VanAuken, association member, presented his recommendations. Bill suggests to discontinue spraying and utilize land stabilization by introducing native plants and check dams. An experimental area is recommended. Due to time constraints and in order to consider the pros and cons related to this issue, Deanne suggested that this discussion be taken up with the Board or that a committee be established. Interested parties should contact Deanne.

ACTION: Establish Weed Committee

Road Committee/Dumpster

Jerry Welch reported on the current road conditions and the road improvement plan. Current road conditions: 2007-2008 snow removal was re-bid in order to reduce costs. Summer maintenance was also re-bid and partially completed through the same contractor, but due to contractor issues a new contractor has been approved for grading, rock and ditch pull. This work should be completed within the next two weeks. Snow removal for the upcoming 2008-2009 season will also be re-bid. Road Improvement Plan: Maps were distributed to the association outlining the 2007 through 2010 improvements.

Dumpsters: The association requested that the dumpster issue be addressed. Joe Croster recommended a berm with trees for concealment. Jon and Desytn Hood have offered the use of dirt from their lot for a berm. Joe Croster will contact Seifert's for a berm estimate. The Board will discuss all options after receiving a bid and go forward with a concealment plan.

ACTION: Board to address dumpster concealment plan.

New Business:

Annual Dues Assessment: Due to tax increases this year, the Board recommended not to establish a 2009 dues increase. A recommendation was made by association member Judy Croster that an increase be considered to continue road upkeep and future needs. After further discussions, it was recommended to increase the annual POA yearly dues 10%. This would increase the dues to \$369.60 annually.

Judy and Joe Croster moved to increase the annual dues by 10% to \$369.60. Jody Heppe seconded the motion.

The association members voted to accept the motion to increase the annual dues by 10% to \$369.60 per year.

Election of Board of Directors:

Our Bylaws state that we must have at least three directors and not more than ten. The number to be set by the Board of Directors; our past Board has set this number at 5 members.

Dave Heppe respectfully submitted his verbal resignation as Board member. Terry Lee expressed an interest in serving and was nominated.

A motion was made by Anita Welch to retain Deanne Montgomery, Pat Schulze, Terry Lee, Jerry Welch and Sue Yourishin on the Board.

The five members were elected by acclamation 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 2:30 pm.

Respectfully submitted

Sue Yourishin
Secretary