

## **Woods at Buck Mountain Filing 2**

### **Annual Meeting**

**8/10/13**

### **Minutes**

#### **Attendance:**

Paul Leach	Lot 1
Mike and Beth Bryant	Lot 2
Chris & Mary Eichman	Lot 4
Robert & Lynn Karantz	Lot 5
Dave & Jody Heppe	Lot 7
Pete & Heredis Sobel	Lot 13
Mike Brown	Lot 14
John & Debora Curry	Lot 16
Jon & Carol Wallestad	Lot 18
Monty & Terry Lee	Lot 20
Alan & Janet Hurley	Lot 27
Steve & Cindy Purdy	Lot 29
Al & Deanne Montgomery	Lot 32
Jim Yourishin	Lot 34
Randy & Babette McQueen	Lot 35
Jerry & Linda Blazer	Lot 37
Whitney Otis	Lots 39 & 40

**Proxies by signature:**

Jon Wallestad: Lots 3, 17, 19, 44  
Pete Sobel: Lot 8  
Jim Yourishin: Lots 6, 12, 24, 28  
Dave Heppe: Lot 30  
Jerry Blazer: Lots 23, 33, 36  
Whitney Otis: Lots 9, 10, 11, 15, 25, 26, 41, 43  
Karen & Wade Bard by Claude and Toni Bard: Lot 42

Present in person were owners of 18 lots, and 22 lots were represented by proxy, totaling 40 which constitutes a quorum. Therefore at this meeting, votes totaling 21 or more represent a majority of the quorum for passage of any motion not requiring a covenant change.

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Meeting opened by President, Jim Yourishin.

1. Justin Krall, District Officer for Division of Wildlife for Custer County.

He discussed attractants and deterrents for bears, deer, rabbits and rattlesnakes in this area.

2. Secretary Report – Please be sure the POA secretary has updated property owner contact information.

3. Treasurer Report - Presented by Dave Heppe for Anita. See attached for details of overages, deficits, actual and planned spending.

4. Old Business

- Per board’s decision (see 7/25/13 meeting minutes), there was no weed spraying or grass cutting done this year due to low growth early into summer season. Since this was a budgeted and voter approved item, it was requested that in the future the board notify land owners of any changes prior to change being initiated.

- Road Improvements—3 new culverts to be installed and clear out 10 existing culverts. Seifert will be the contractor—this was the only bid obtained. Steve Purdy asked if Seifert had done any engineering work to assure proper placement and declination angle of culvert to insure no future silting and build up. Deanne Montgomery asked if we could clean out culverts only and not install new one to stay on approved budget. Jim Yourishin indicated that the contract was already signed. Because some members felt they would have like to know about this type of project ahead of time, Cindy Purdy asked that in the future an email indicating the date that the board meeting minutes are available online be sent to all land owners after each board meeting, in order to keep the lines of communication open.

#### 5. New Business

- Garbage—There has been a change in ownership of our dumpsters but should be seamless from our perspective.
- Lots—10 total for sale. 3 have structures.
- Emergency Exit—Rocky made a presentation regarding two available exits but most likely one is on Lot 25 to the west. The other being the Heppe’s to the south. Further investigation will be done with the hopes of placing reflectors as a guide out of subdivision.
- Grazing Lease—it was proposed to remove the responsibility of the board managing the grazing lease option from the covenant since it is no longer a viable option. Whitney Otis indicated opposition due to the fact that landowners without a structure on their property pay more property tax than if a grazing lease was still in effect. It was brought to his attention that this proposal would not affect any individual’s ability to obtain their own grazing lease through the county. Dave Heppe called for a vote to eliminate Item II, B, 5 from the covenant. Beth Bryant seconded the motion. The vote resulted in 25 yeas. It was thought that a majority was sufficient and the motion was labeled as passed (See addendum below).

- Emergency funds—Deanne Montgomery called for the exact wording and Jim Yourishin, indicated that that has not been determined yet. Randy McQueen indicated that he has a difficulty voting on something that he is not aware of the wording. Dave Heppe asked if these funds would be in a separate account and asked for the definition of an emergency. Jim Yourishin indicated something life-threatening. Monty Lee made a motion that a special assessment of \$250 be imposed to strictly be used for emergency road repair, payable by the end of the year. In the event of an emergency, any proposed expenditures from the fund would be approved by the majority of property owners in advance, to be notified by e-mail or phone. (Note that this proposal was an action subject to approval by a majority of the quorum present, and not an amendment to the covenants as originally proposed) Jody Heppe seconded the motion. Yea-23. Nay 13. Motion passed. Further discussion clarified that the board of directors would determine the specific timeline for collection of the assessment.
- Nominations—Terry Lee motioned nomination of the existing board, consisting of Anita, Judy, Jim and Rocky. Pete Sobel seconded. Beth Bryant nominated Dave Heppe to be a new board member. Monty Lee seconded. Chris Eichman nominated Steve Purdy as a new board member. Jon Wallestad motioned that we accept all nominations as board members. This was seconded by Monty Lee and Chris Eichman. Yeas 26. Motion passed.
- Tiered Membership—Babette McQueen suggested that the board investigate a tiered member fee for full time residents and those with unimproved land. The board will take this under consideration at future meetings and report back.
- Speeding—Pete Sobel begged for slower speeds on the road due to driving hazards and continued road breakdown.
- Trash Can Locks—Dave Heppe asked that everyone be more diligent is locking locks on the trashcans and to also change the combo on the

lock when finished. Locks have decreased the amount of trash in the containers but not enough to remove a dumpster.

- Meeting adjourned at 3:00 PM with a motion from Beth Bryant and a second from Jon Wallestad.

**Addendum:** Deanne Montgomery called a point of order after the meeting, through an email notification, that a 2/3 vote of all property owners is needed for covenant changes, which would be 30 votes, resulting in the motion to eliminate Covenant Item II,B,5 regarding the Grazing Lease to not pass.

Minutes taken by Cindy Purdy and edited by Judy Crotser, Secretary