

**Woods at Buck Mountain Filing II POA
Annual Meeting 18th August 2007
Minutes**

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

Members Present:

Mike and Beth Bryant	Lot 2
Pat Schulze	Lot 3
Bob Karantz	Lot 5
Jerry and & Anita Welch	Lot 6
Dave Heppe	Lot 7
Mike Padon	Lot 8
Alan and Diane Nuss	Lot 12
Rena Schumacher	Lot 15
Joe and Gloria Cross	Lot 16
Rick & Janie Anderson	Lot 22
Joe and Judith Crotser	Lot 23
Keith & Amy Edgell	Lot 28
Steven & Cindy Purdy	Lot 29
John Ferraiuolo & Valda Terauds	Lot 31
Al & Deanne Montgomery	Lot 32
Jon & Destyn Hood	Lot 33
Randy & Babette MCQueen	Lot 35
Jerry & Linda Blazer	Lot 37
Whitney Otis	Lot 39 & 40
Claude & Toni Bard for	
Wade & Karen Bard	Lot 42
Thomas & Rita Cassell	Lot 44

Proxies by signature:

Jerry Welch - 6: lots # 36, 19, 4, 20, 21, 13
Deanne Montgomery - 3: lots # 34, 10, 18
Pat Schulze - 1: lot 9
Bob Karantz - 1 lot 14

With 22 lots represented by owners present and 11 lots by signed proxy a quorum was declared and an official and legal meeting was called to order by the President, Deanne Montgomery.

President's Report

Introductions of new lot owners were made. Lot 11 is the only remaining lot of the original 44 lots. Lot 10 (Foy's) with home is on the market to be sold. New homes started in the past year are lot 8 (Padon); lot 38 (Sigurdson); lot 35 (McQueen). There are 9 full-time residences, 5 part-time residences and 3 under construction.

Secretary's Report

It was requested that all members ensure that their current address, telephone numbers and e-mail addresses are accurate on the Association Property Owners' list.

Treasurer's Report

Pat Schulze presented the treasurer's report:
All POA members have paid their dues for 2007

2006 Expenses were:	\$12,301.59; after all 2006 bills were paid, a total of \$10404.18 remained in the account
2007 Expenses to date:	\$9,983.12
2007 Total anticipated Expenses:	\$13061.92
Balance in account as of 18 August 2007	\$13,327.77; after all 2007 expenses are paid, it is anticipated that we will have \$10273.97 remaining in the account
2008 Estimated Budget	\$13035.00
2008 Estimated Income	\$14448.00

Old Business

Bylaws and Covenants: changes voted upon at last year's Annual meeting have been registered at the Court House; all changes that were voted upon passed except the shooting limitation.

Web Site: operational; web master is Monty Lee; minutes of Annual meetings; Board meetings, Treasurer's report and other relevant information is posted there.
www.thewoodsatbuckmountain.com

Weed Spraying: decreased number of tanks of spray from previous years; weeds sprayed along roads August 2007; weeds being sprayed are curly cup gumweed.

Western stick tight, common mullein, tumbleweed, and mustard. More property owners indicated interest in no longer spraying for weeks.

Dave Heppe reported on the weed control issue. A motion was made by Al Montgomery to terminate the weed spraying. The motion was seconded. A vote was called for, the motion failed with vote of 12 in favor of terminating weed spraying and 21 voted to continue spraying for weed control.

Road Committee/Dumpster

Jerry Welch reported on the road conditions. Due to the winter snow fall, portions of the roads were treated with additional road base and large gravel was placed on the roads between the dumpsters and the first "T" in the road. This area had been particularly rutted and the grading and large gravel should help correct this problem.

A recommendation was made by association member Mike Padon that the association put in place a strategic plan showing what road or other community improvements would be made in the coming years and how much such improvements would cost. This plan would allow association members to understand how much money would be needed in coming years to maintain and improve the community. This plan should also allow association members to determine if and when future dues increases are necessary.

Jerry Welch reported on the possible options of concealing the dumpsters. The association was in favor of concealing the dumpsters with tree coverage. Joe Crotser volunteered to assist in developing a plan with tree coverage.

Architectural Committee:

Mike Padon, Lot 8 house plans have been approved; Steven Sigurdson, Lot 38 house is under construction; reminder that anyone planning on building needs to submit plans as soon as they are available; plans may be submitted to any Board member.

Grazing Leasing:

- Current lease established between rancher and developer prior to POA existence
- Current lease expires in December 2007; rancher has indicated no interest in renewing the lease

- Board has been investigating the establishment of a new lease for more than a year
- Main Benefit of Lease: grazing lease provides agricultural status to land resulting in property tax benefit for property owners
- Board Considerations
 - Practical - no rancher interest, inadequate fencing, water, cattle guard
 - Liability - vehicle-cow collisions; property and land damage
 - Natural beauty - meadows, natural grasses, well-trodden paths, cow patties, gardens and other cultivated areas
- Board Recommendation: The Board is recommending that the POA no longer pursue a grazing lease such that the land converts over time from agricultural status to residential community status - which is what we really are as more homes are being built each year.

Given that no rancher contacted by the Board has indicated an interest in grazing, the association members present at the meeting agreed with the boards' decision to not continue with any further action to seek a grazing lease.

New Business:

Annual Dues Assessment: because of anticipated future needs of more road maintenance and upkeep the board recommended an increase of 12% to the annual POA yearly dues. This would increase the dues to \$336.00 annually.

Al Montgomery moved to increase the annual dues by 12% to \$336.00.

Beth Bryant seconded the motion.

The motion passed by unanimous vote to accept the motion to increase the annual dues by 12% to \$336.00 per year. This dues assessment will begin with the dues payable in 2008.

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.

Deanne Montgomery stated that Sue Yourishin was interested in serving on the Board but was not able to be present at the meeting.

Sue Yourishin was nominated by Anita Welch

A motion was made by Jerry Blazer to keep Deanne Montgomery, Pat Schulze, Dave Heppe and Jerry Welch 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

Jerry Welch
Secretary