

**Woods at Buck Mountain Filing II POA
Annual Meeting 14 August 2010
Minutes**

The meeting was called to order at 1:00 pm by President Pete Sobel.

Members Present:

Elizabeth Bryant	Lot 2
Pat Schulze	Lot 3
Mary and Chris Eichman	Lot 4
Bob and Lynn Karantz	Lot 5
Jerry and & Anita Welch	Lot 6
Pete & Herdis Sobel	Lot 13
Jon and Carol Wallestad	Lot 18
Monty and Terry Lee	Lot 20
Joe and Judith Crotser	Lot 23
Alan and Janet Hurley	Lot 27
Steven & Cindy Purdy	Lot 29
Ken and Connie Hoyer	Lot 30
Deanne and Al Montgomery	Lot 32
Jim and Sue Yourishin	Lot 34
Bill VanAuken	Lot 36
Jerry and Linda Blazer	Lot 37
Whitney Otis	Lots 39 & 40
Claude & Toni Bard for Wade & Karen Bard	Lot 42

Proxies by signature:

Pat Schulze: Lot 1 & 16
Pete Sobel: Lot 8, 10, 11, 14, 25, 44
Monty Lee: Lot #19
Deanne Montgomery: Lots 35
Jerry Welch: Lots # 7
Cindy Purdy: Lot 26
Jerry Blazer: Lot 33
Chris Eichman; Lot 12

With 19 lots represented by owners present and 14 lots by signed proxy we had a quorum and this was, therefore, an official and legal meeting.

GUEST SPEAKER:

Steve Purdy was the guest speaker. As a civil engineer with construction and road work experience through the U.S. Army Corps of Engineers, he informed attendees of the deleterious process of road degradation and wash boarding. He encouraged all drivers to keep speeds reduced to avoid increased rutting and further costs for road maintenance in the future. Areas of most concern are uphill/downhill slopes.

PRESIDENTS REPORT:

Introduction of the current Board of Directors were made. New Construction: Bob & Holly VanDuys Lot #19 (Apartment Barn), Jerry and Anita Welch Lot #6 New House, Kay and Ray Howard, Lot 31 have re-submitted plans due to architectural changes. The Architectural Committee has approved these changes but is awaiting a location drawing for full approval. All lots of the original 44 have been sold.

Website: Our website is operational, thanks to our webmaster, Monty Lee! Minutes of Annual, Board meetings, Treasurer's Report and other relevant information is posted there. Go to: <http://www.thewoodsatbuckmountain.com>

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 2009
2009 Expenses were: \$19,870.48
2010 Expenses to date: \$16,841.44

2010 Total anticipated Expenses:	\$18,811.44
Balance in account as of 14 August 2010	\$ 7,801.99
2011 Estimated Budget	\$16,172.00
2010 Estimated Income	\$16,500.00
2010 Estimated Balance at Year End	\$5,831.99

Copy is attached to this report.

Discuss was made to reflect that owners are concerned for the Board to stay within the yearly budget and to have a keen awareness of the need to re-build the amount maintained in reserve.

Old Business

Road Signs: New signs at Wild Turkey & Merriam Turkey and Merriam Turkey & Pheasant Loop were completed thanks to volunteers and donation of rocks around the base. Total cost for both signs was \$1,195.77

Weed Spraying: Completed along the roads July 2009. Weeds targeted are: curly cup gumweed, western stick tight, Canadian thistle, Russian thistle, common mullein, tumbleweed, and mustard. It was recommended that five tanks be used again for next year.

Road Grading: In addition to grading, road base was added to Wild Turkey Rd on the south end and also Kestral Ct. The road base was reworked going up the hill on Merriam Turkey Rd to remove deep wash boarding. We will limit road maintenance for 2011 to only grading the roads twice. Good road maintenance continues to be a major interest for owners. Discussion was made to investigate if Custer County would be interested in adopting our roads. It was pointed out that this has been investigated in the past and our roads do not meet their size requirements.

Dumpsters: The Dumpster Committee, consisting of Jon Hood, Rocky Karantz and Paul Lattan, thoroughly investigated many options throughout the year. A proposal was submitted to the Board, with a recommendation for a composite fence large enough for 3 dumpster be erected. The total cost is approximately \$1200.00. The

Board made a recommendation for metal posts, so as to encourage a maintenance free structure. Discussion was had regarding a lack of funding for this in the budget. The money can no longer be taken from the reserve and would have to be deducted from the road maintenance. A motion was made by Monty Lee to oppose the construction of a fence at this time. The motion was seconded by Jon Wallestad. The motion passed with one opposing vote. Rocky Krantz offered to contact Veltries regarding, at least, re-painting the dumpsters in an earth-tone. ACTION: There will be no fence construction around the dumpsters at this time.

Snow Plowing: Snow plowing is being done by Pete Sobel. Pete will continue in 2010-11.

Mistletoe: Pete Sobel reminded owners to be on the lookout for Mistletoe problems and address if possible.

New Business:

Water Tank-The water in the water tank was used during road maintenance in order to complete the project in a more timely manner. The Fire Dept would refill the tank the following day-Pete Sobel will confirm this by measuring the water level. The Fire Dept had to cut off the existing lock because they could not find the combination number. It was unanimously agreed upon that a replacement lock would not be placed. Fear of water being taken is not a concern due to the fact that special equipment is needed to extract from that tank.

ACTION: The water tank shall remain unlocked

Contractor Guidelines-Pete Sobel would like to reduce maximum speed limits from 30 MPH to 25 MPH and to require contractor trucks towing trailers to use 4WD. A motion was made by Al Montgomery and seconded by Jerry Welch that this decision be made by the board. Discussion was had that this could only be a recommendation, as there is no means of enforcement. The Architectural Committee will send copies of the Contractor Guideline with all house plans approval and encourage owners to share this information with their contractor.

ACTION: The Board will pursue a change in Contractor Guidelines.

Covenant Changes-Pete Sobel proposed investigating a covenant change for the

upcoming year regarding the "Architectural Committee." He would like to add clarity and specificity so that all home owners understand that it is the responsibility of the owner, not the Board, to not only submit, but, also acquire all of the necessary information for approval prior to the beginning of construction. He will gather more information from other subdivision covenants. The Board will investigate further.

Annual Dues Assessment: Dues are limited to no more than 12% increase annually. Pete recommended that dues be changes to a round number that is easier to remember. Deanne Montgomery moved that the annual dues be changed to \$375.00 annually. Al Hurley seconded the motion. The motion passed with 22 in favor and 3 opposed.

ACTION: Annual dues will change to \$375.00

Gem Mountain Pinons: It has been brought to Pete's attention that there is something effecting approximately 20% of the pinions in Gem Mtn. If any owners have concerns, you can contact CSU Extension. Pat Schulze also recommended a local expert, Richard Squire, 783-2258.

Election of Board of Directors:

Our Bylaws state that we must have at lease 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.

Sue Yourishin had to submit her resignation as Secretary due to personal reasons earlier in the year. Cindy Purdy volunteered to take her place as Secretary and Chris Eichman agreed to fill the Vice-President position. It was unanimously agreed upon by all owners that Chris Eichman maintain his current position as Vice President.

All Board members expressed an interest in maintaining their current board positions. A motion was made by Pete Sobel and seconded by Deanne Montgomery to retain following Board members: Pat Schulze, Terry/Monty Lee, Cindy Purdy,

Pete Sobel and Chris Eichman. The five members were elected by acclamation with no opposing votes.

The new Board of Directors will elect the officers of the POA.

Annual POA Mtg: It has been previously decided to maintain the date on the second Saturday of August each year. That will be August 13, 2011. Lunch at noon and meeting to begin at 1:00 AM.

There being no further business, Pete Sobel motioned to adjourn the meeting at 1:45pm.

Respectfully submitted,

Cindy Purdy
Secretary