

**Woods at Buck Mountain Filing II POA
Annual Meeting 13 August 2011
Minutes**

The meeting was called to order at 12:50 pm by President Pete Sobel.

Members Present:

Elizabeth & Mike Bryant	Lot 2
Pat Schulze	Lot 3
Chris Eichman	Lot 4
Jerry and & Anita Welch	Lot 6
Mike Padon	Lot 8
Alan & Diane Nuss	Lot 12
Pete & Herdis Sobel	Lot 13
Jon and Carol Wallestad	Lot 18
Monty and Terry Lee	Lot 20
Joe and Judith Crotser	Lot 23
Steven & Cindy Purdy	Lot 29
Deanne and Al Montgomery	Lot 32
Jim and Sue Yourishin	Lot 34
Jerry and Linda Blazer	Lot 37
Claude & Toni Bard for Wade & Karen Bard	Lot 42

Proxies by signature:

Pete Sobel:	Lot 14 Soderberg
Monty Lee:	Lot 9 Brennan Lot 19 Colorado Mountain Bank
Jerry Welch:	Lot 7 Heppe
Cindy Purdy:	Lot 1 Leach, Lot 28 Edgell, Lot 30 Hoyer Lot 36 VanAuken
Jerry Blazer:	Lot 33 Hood

With 15 lots represented by owners present and 9 lots by signed proxy a quorum was established and this was, therefore, an official and legal meeting.

PRESIDENTS REPORT:

Introduction of the current Board of Directors were made- President- Pete Sobel, Vice President-Chris Eichman, Treasurer-Pat Schulze, Secretary-Cindy Purdy, Member At Large-Terry Lee.

Completed Construction: Bob & Holly VanDuys Lot #19 (Apartment Barn) and Jerry and Anita Welch Lot #6. Under Construction: House, Kay and Ray Howard. All lots of the original 44 have been sold.

Secretary's Report

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

Cindy Purdy encouraged all to consider volunteering for Board membership, as she is resigning this year.

Treasurer's Report

Pat Schulze presented the treasurer's report:

All POA members have paid their dues for 2010

2010 Expenses were:	\$18,339.34
2011 Expenses to date:	\$ 4,697.00
2011 Total anticipated Expenses:	\$19, 386.61
Balance in account as of 13 August 2011	\$18,129.69
2012 Estimated Budget	\$16,500.00
2011 Estimated Income	\$16,500.00
2011 Estimated Balance at Year End	\$(1,256.92)

Copy is attached to this report.

Treasurer noted that dues will not be enough to cover the current cost of repairs. She prepared a historical depiction of increasing road repair costs:

2003-\$2000.00	2004-\$4890.00	2005-\$5950.18
2006-\$5841.10	2007- \$6611.03	2008-\$5507.91
2009-\$12,499.50	2010-\$10,887.10	

Old Business:

Weed Spraying: No spraying has been done for 2011. The weed contractor evaluated the roads and decided that it would not need to be done again until the spring of 2012. As per the Colorado Noxious Weed Act, Custer County has the following weeds on the list: Canadian Thistle, Musk Thistle, Common Mullein, Russian & Spotted Knapweed, Dalmatian & Toad Flax, leafy Spurge and Bindweed. Pictures of these weeds are available on the association website. Discussion was had regarding the toxicity of the chemical used. Terry lee reported that the specialist said it was safe for humans and animals. A vote was taken regarding the continuity of weed spraying- Resulting with 18 voting Yes and 7 voting No. **ACTION: Continue weed spraying along the roadways only. Owners may still exercise the right to opt out of weed spraying along their lots, as long as the Board is notified prior to the event.**

Speed Limit Signs: Steve Purdy reported that cost for new speed limit signs would be approximately \$60-70. He offered to install at no cost. It was discussed to place on the easement of Lot 1. No vote was taken, as Deanne Montgomery requested to postpone any monetary voting until the repairs of roads is discussed. **NO ACTION.**

Covenant Changes: The proposed changes to the Declaration of Protective Covenants is attached to this report.

1. Discussion was had regarding the fact that many of the issues for these changes is dealt with in the By-Laws and should not be addressed in the Covenants.
2. With regard to the proposed charges regarding clarification of the Architectural Committee discussion was had regarding a lack of enforcement for non-compliance. Treasurer Pat Schulze offered to mail copies of By-

Laws and Covenants with a pre-paid return envelope confirming receipt, at the time that she is notified of a change of ownership.

3. Discussion regarding proposed change to requiring a professional survey revolved around an increased cost for owners to build. It was noted that this is a minor costs when looking at the entire cost to build a new home and will be required for a bank loan, anyway. Again, Pat Schulze offered to send to the prior information to any new contracted builders, along with Contractor Guidelines.

4. Discussion regarding proposed changes to allow proposed amendments being sent via e-mail as opposed to certified mail regarding the legality of an e-mail vote. Monty lee offered that the State of Colorado has recognized e-mail as a legal means of voting.

ACTION : Approved for the Board to use the General mail to mail the final vote for these change to those in attendance of this meeting and to use Certified mail for all other owners to be returned within 30 days. Those who have made their decision today can submit their vote now.

Contractor Guidelines-Available on website.

Snow Plowing: Snow plowing is being done by Pete Sobel. Pete will continue in 2011-12.

Mistletoe: Pete Sobel reminded owners to be on the lookout for Mistletoe problems and address if possible. County Extension service will come out for free and make suggestions. Contact Robyn Young at 783-2514.

New Business:

Property Name: Pete announced that a request had been brought before the Board for approval for an owner to erect a property sign that contains more than "the street number or owner's name," as per stated in V. CENTRAL MAILBOX. **ACTION: Keep the Covenants as is and let the Board decide as stated in the Covenants.**

Road Repairs: Seifert has given as estimate to repair roads after most recent damage done from rainfall totaling \$10,391.61. This includes grading

of roads, maintenance of ditches, cleaning out of 10 culverts, replacing one 18" culvert with a used 6 ft culvert and relocating that 18" to another area of need. Discussion was to get at least one other estimate, possibly from Austin Koch, who does the road maintenance for Bull Domingo subdivision. Dee Ann Montgomery motioned to get a second estimate and this was seconded from Jerry Welch. Motion passed.

ACTION : Obtain a second estimate for current road repairs.

Election of Board of Directors: As stated in the Bylaws, 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. Chris Eichman and Cindy Purdy will be resigning but Pete Sobel, Pat Schulze and Terry lee have expressed an interest in maintaining their current membership on the Board of Directors. Jim Yourishim and Anita Welch offered their names on the ballot for membership.

ACTION : The five members were elected with 21 accepting votes and no opposing votes.

The new Board of Directors will elect the officers of the first Board of Directors meeting.

Annual POA Mtg: It has been previously decided to maintain the date on the second Saturday of August each year, which will be August 11, 2012. Lunch will be served at noon and the meeting to begin at 1:00 PM.

Pete Sobel adjourned the meeting at 2:25 PM.

Respectfully submitted,

Cindy Purdy
Secretary