

The Woods at Buck Mountain, Filing 2  
Annual Meeting of Property Owners - Minutes  
Saturday, August 8, 2015

Call to order and welcome – 1:00

Introduction of current Board members – All 5 current Board members – Dave Heppe, Jim Yourishin, Anita Welch, Bob VanDuys, and Steve Purdy – were present. Dave thanked the Board for all its hard work and leadership over the last year.

Secretary's report on Attendance and Quorum – Secretary Bob VanDuys reported that a total of 31 lots was represented either in person or by proxy, so a quorum was present.

Activities 2014 and 2015 year to date-

Solar lights on entrance sign – The point of this upgrade is to make the sign more visible, especially on dark and snowy nights. Thanks to Jerry Welch and Dave Heppe.

New mailboxes – All boxes in the first unit were full, so a second one was installed in January, at a cost slightly under budget. One owner is already using it. Thanks to Steve Purdy, Bob VanDuys, Jim Yourishin, and Dave Heppe.

Mailbox access work – Over the winter, the county road crews crushed and blocked the culvert, and most of the ground cover had been lost so the area in front of the boxes was very muddy. The crew pulled up, repaired and reburied the culvert, and purchased and installed stepping stones and gravel. Thanks to Chris Eichman, Jerry Welch, and Jim Yourishin.

Dumpster fence re-paint – A couple of years after installation, Bob and Lynn Karantz felt it was time to re-coat the dumpster fence, so they used a gallon remaining from the original work, and purchased several more gallons on their own, and recoated the fence in early August. Thanks to both.

New residents & construction – Tom and Pat Schulze sold lot 3 to their niece Shelley Taylor and her husband Charley. Welcome! Alan & Janet Hurley started building a house and barn on lot 27. Chris and Mary Eichman ran electric on lot 5, and hope to start construction in the fall or next spring. Dave reminded everyone that all new construction requires submissions (specified in the Covenants) to the BOD for approval prior to the start of construction, and also completion of a contractor letter.

Road grading & gravel work - Steve reported on the road work done in July. The entire development was graded, and 14 truck loads (350 tons) of white rock road base put down in the areas which were the worst last winter. In addition, owners of 5 lots privately paid for another 12 loads of white rock, placed in locations at their discretion. Steve obtained a bid for a complete recovering of the entire development from Seifert, include watering and rolling, for a total of about \$136,000. As this is clearly beyond the reach of any sort of special assessment, the plan is to continue as we have, focusing all available

road dollars on more white rock road base. Given that we should have additional funds in 2016 (because of no mailbox work) and we can hope for more private donations, the hope is that we will have most of the worst areas repaired by the end of 2016.

Weed work – Weed spraying was done the week of August 3, using 4 tanks and \$100 under budget. The contractor reports that the roads are in great shape; better than 2014 and much better than some developments which opted to skip spraying.

Dumpsters and recycling – The dumpsters continue to run near full, even with the use of the locks, and the Board is concerned that this situation might result in additional expenses in the form of a third dumpster, larger dumpsters, or more frequent pickup. Dave urged everyone to recycle as much as possible, explained the convenient locations in town where recycling can be done, and pointed out that large items, electronics, and organic material should never be put in the dumpsters. Everyone's cooperation would be appreciated!

Treasurer's report- Anita Welch presented the budget information, including 2104 actual, 2015 actual and projected, and a preliminary proposed budget for 2016. We finished 2014 under budget, and as long as snow plowing doesn't exceed the budget, we expect to do the same in 2015. See "other business" below with regard to 2016. Copies of all the documents are on the web site.

Vote on Board Proposal to modify Covenant language concerning commercial activity – In notices of the Annual Meeting and Proxy materials mailed in July, the Board had requested that Section XXVII of the Covenants regarding commercial activity be clarified. After explanation and minimal discussion, the proposal was approved by a vote of 41 Yes and zero No.

Vote on Board Proposal for vote to modify covenant language to allow bow hunting - In notices of the Annual Meeting and Proxy materials mailed in July, the Board had requested a vote on a request from certain owners that Section XXVI of the Covenants regarding hunting and trapping be modified to allow bow hunting. After explanation and lengthy discussion of the pros and cons, the proposal failed by a vote of 24 Yes and 17 No.

Vote on Board Proposal to correct Covenant language in the paragraph on setbacks - In notices of the Annual Meeting and Proxy materials mailed in July, the Board had requested that an erroneous cross-reference in Section VII of the Covenants regarding Setbacks be corrected. After brief explanation and no discussion, the proposal was approved by a vote of 40 Yes and one No.

(Note that any changes to the Covenants require a 2/3 approval of the entire membership of 44 lots, or 30 votes.)

Suggestions for projects or improvements for the next year – There was discussion about asking the County to repair or remove a fire warning sign in Filing 1 that is in bad shape. No other suggestions were made, but if any owner would like to see a minor improvement (i.e. relatively low dollar) they are encouraged to contact a Board member at any time.

Suggestions for topics to be covered at 2016 meeting – A suggestion was made that we have a presentation on fire mitigation, and that any presenter tour the development ahead of time in order to provide specific suggestions. We had such a presentation a number of years ago, but the sense was that given the increasing fire danger, and changes on the insurance front, it would be a good idea to do it again. The Board will try to line up a speaker for next year.

Nomination and election of Board members for coming year – The entire Board is willing to continue for another year, but Dave requested that anyone else interested consider joining, as we always can use extra help and more voices. Pete Sobel nominated the entire Board to return; Monty Lee seconded the motion. Deanne Montgomery nominated Mike Brown as an additional member; Jon Hood seconded. Both motions passed by a show of hands, with none opposed.

Secretary report on results of Covenant change voting – See above

Any other business – An owner raised a question about the dues level for 2016, and specifically if the POA will continue to be able to provide the same services at the current level. Discussion ensued. Dues were last increased in 2011, and inflation has affected all of our major expenses during that period, especially road work, trash dumping, and snow plowing. After the discussion, Deanne Montgomery moved that 2016 dues be increased to \$400 per lot (the maximum allowed by our revised Covenant governing this); seconded by Mike Padon. The motion passed by a show of hands, with none opposed.

Adjourn – 3:00.