

BUCKSKIN ARTISTS COMMUNITY, INC.
Board Meeting Minutes
April 20, 2019 9:05 am to ~10:45 am

Board Members Attending

Steve Stearns
Doug Eddy
Denise Stearns
Bob Piazza
Kelly Fletcher
Mark Hullinger
Diane Dahlin
Maggie Dahlgren

Ted Mathias
David Bachman
Jack Haenichen

Notified: not able to attend
Jim Albu
Duane Badger
Cully Howland
Leif Walker
Doug Odette
Frank Davis

Call to Order – Steve

Steve called the meeting to order at 9:05. He thanked all for attending.

Secretary/Treasurer's Report - Denise

Denise reviewed the minutes from the July 14, 2018 Board meeting. She then discussed the Treasurer's report and the new well costs report that Jim Albu had prepared. There were no questions on either report.

Motion to accept Denise's reports – Jack Haenichen. Seconded – Mark Hullinger.
Motion passed unanimously

Committee Reports

Water Committee – Mark, Doug and Steve

- New well progress – Well and associated equipment is in use and performing as reliably as Jim and Mark expected. The extensive water sampling and testing before use by BAC passed all required specifications and standards. A new mag-flow water meter was installed last week which provides a very accurate flow indication and accumulation.
- Because of damage to above-ground PVC piping on the lower and old upper well caused by heat-tape used for freeze protection, all well discharge piping is being replaced with galvanized pipe and buried below the freeze line. Small insulated structures will be installed this year over the new well-head to provide additional weather and freeze protection.

- A new shed will be built or bought this year and placed within the upper wells fenced enclosure. The additional storage is required to separate chemicals, pump and piping parts, BAC records and other items from the switchgear building.
- Doug stated that BAC is very fortunate to have Kenneth Garvin available to work on our water system.

Road Committee – Bob Piazza

- The damage to Pine Cone, Crest, Artists Draw and Deer Hill roads from a fall storm was discussed. Additional material was spread, two culverts moved and one cleaned was required to prevent additional road damage.
- The basalt that has been added to Artists Draw along with additional cinders added during the winter has improved travel on the road. Additional basalt and AB material to improve the road base will be added to Deer Hill, Artists Draw and other roads this year as the budget will allow.
- Additional drainage ideas were briefly discussed in relation to the water flow at the base of Deer Hill.

Architecture Committee – Maggie and Diane

- Several projects have been approved since last summer. Additional building is expected this year on some vacant land properties recently purchased.

CC&R Revision Committee – Diane

- The proposed edit to Paragraph 10 will be reworded and resubmitted to the full Board at the Board meeting immediately following the annual meeting and picnic. Steve mentioned the temporary guideline for trailers that is in effect until the approved edit is submitted to BAC members for a vote.

Motion to approve committee reports – Kelly Fletcher

Seconded – Mark Hullinger

Motion passed unanimously.

Old/New Business

Picnic planning and membership meeting agenda

- Food and drink will be done as last year. Denise will order chicken and potato salad from Basha's in Snowflake. Doug will pick it up, charging only three pieces of chicken to do so. BAC members will bring potluck dishes.
- Presentations: Steve – opening remarks; Denise – annual financial report; Doug, Mark and Steve - water committee report; Bob, Doug with Duane and Steve if needed; Architecture – Diane and Maggie; CC&R – Diane and Jack.

Cleanup of membership properties

- Discussion was held concerning the BAC member who was sent a letter last year to clean up his property. There have been further complaints from realtors and HOA members about the condition of the property. The property has become more cluttered since then.

- Kelly will speak with the owner, stating that there must be considerable improvement to the condition of the property before the annual meeting on May 25, at which time further action may then be taken by the Board.
- Steve reviewed Paragraph 24 of the CC&R's. He spoke of the role of the Architecture Committee in relation to this type of issue.
- Kelly spoke of the real possibility of the HOA cleaning up the property and sending the bill to the owner as allowed in Paragraph 24.

Status of CC&R Changes to Paragraph 10

- The temporary guidelines written by Steve and Jim was reviewed and discussed.
- Steve stated that objective, clear guidelines need to be developed that can easily be followed and disciplined by BAC.
- The committee will have updated guidelines to be reviewed by the Board on May 25.

Board and Committee Changes after May 25

- Steve reviewed the Board Tenure spreadsheet. With the Board approved reduction in Board members from 25 to 15 last year, after the May 25 meeting, the Board will have a total of 15 members. We will be losing Duane Badger and Doug Odette to tenure this year and appreciate their involvement on the road and architecture committees.
- Steve stated that he had asked Leif Walker to join the road committee with the loss to tenure this year of Duane and Doug.
- With the loss of Duane and Doug to tenure this year, Maggie and Diane would like to continue without additional committee members.
- Steve will prepare an updated committee member list.

Other Business

- A discussion was held concerning providing detailed billing information by an outside contractor at the annual picnic for review by those present. The idea is that those present would better appreciate the work done for BAC by one contractor.
- Steve noted that any BAC HOA member can see Denise who will show detailed billing and other financial information in QuickBooks. We are completely transparent with members.
- Ted and Kelly spoke of the line items listed on Denise's annual financial report. They felt that was adequate information, and that it was a good idea to present publicly no more line item details than necessary.
- There was no motion or vote related to the discussion. There will be no more information provided at the annual meeting other than the annual financial report.

Next Board Meeting

- The next Board meeting will be immediately following the Annual Membership Meeting and picnic on May 25.

Meeting Adjourned

- Motion to adjourn at ~10:45 - Kelly Fletcher.
- Seconded – Bob Piazza
- Unanimously approved.