

BUCKSKIN ARTISTS COMMUNITY

Board Meeting Minutes

April 1, 2017

9:00am-10:30am

Attending:

Steve Stearns

Cully Howland

Jim Albu

Doug Eddy

Frank Davis

Denise Stearns

Diane Dahlin

Mark Hullinger

Jack Haenichen

David Bachman

Charlott Johanson

Shane Tunnell

Ken Pope

Maggie Dahlgren

Ted Mathias

Call to Order

-) The meeting was called to order by Steve Stearns at 9:00am. Steve welcomed everyone and thanked them for attending and participating.

Secretary/Treasurer Report - Denise Stearns

-) Account balance, Edward Jones account and major expenses were reviewed.
-) Mark Hullinger made a motion to accept the report and Charlott Johanson 2nd the motion. The vote was unanimous.

Committee Reports

Water Committee Report - Jim Albu and Doug Eddy

-) Jim reported \$9400 in pumping costs. He said “kudos” to Michelle Oie for suggesting that the wells be operated on a timer around peak power. This saved \$1278 on electricity!
-) Ken Pope had a question about his low water pressure at times which was addressed.
-) Jim said 18.7 million gallons has been pumped over the year
-) Last summer and fall Jim and Doug located and staked every meter except one in the whole subdivision (with 122 properties connected to the system and 6 inactive).
-) The BAC water quality Consumer Confidence Report for 2016 is available. For report, e-mail Jim at jalbu@outlook.com
-) Doug Eddy reported a circuit breaker had gone bad and was replaced. Also, Kenneth Garvin had repaired a leak. The upper well was overflowing today and that would be taken care of after the meeting.
-) Steve said Mark Hullinger as a contingency will be a back-up, water system operator. He is well qualified.

Road Committee – Shane Tunnell

-) Reviewed the Artists Draw Road expenses to date
-) Discussed the one inch base that has been placed on Deer Hill Road, Green Valley Road and Artists Draw Road. To continue improving the quality of the roads, they will be looking at Rock Ledge Road, Ten Hawk Trail and Pine Cone Road next.
-) The Road Committee will address the deep gully at the upper gate on ADR and the ditch by the Howland’s. Shane said he will e-mail the estimates to Steve Stearns.
-) Shane said to please let him know of any road problems and he will have them addressed.

Architectural Committee – Maggie Dahlgren

-) Maggie emphasized that Architectural Change/New Construction Requests be given to her personally by the person requesting the work.

Jack Haenichen made a motion that the committee reports be accepted. Diane Dahlin 2nd the motion. Vote was unanimous.

Old Business

-) Steve Stearns discussed the progress we are making on late dues collections. Our attorney will be contacted to follow up on collections.
-) Late dues fee assessments implemented in 2015 were discussed.
-) 2016 work on Artists Draw
 - o An electronic latch for the upper gate will be added. It will have a timer on it so a person will not have to get out to close the gate. When using the lower gate, pull up to the sign and stop, and then give the gate time to open.
 - o Mark Hullinger expressed appreciation on the diplomacy used to diffuse the road situation. Steve said, “That it was reasonable people working together to come to a reasonable, satisfactory conclusion.” The homeowners concerns and safety of those using the road have been addressed and we have gained more respect from the general public who use the road. Thanks to those who worked on the road: Doug Odette, Bob Piazza, Brian Kennison, Shane Tunnel and Duane Badger.
 - o The lower gate on Artists Draw is solar powered with 2 batteries. Another will be added if needed. Also, remember the second lower gate can be opened manually.

New Business

-) Steve turned over the Deer Hill Road concerns expressed by Michelle Oie to Shane and the Road Committee. Shane requested the e-mail chain with Bill Bess be forwarded to him.
-) Steve assigned a committee for CC&R review and possible revision. Jack Haenichen, Diane Dahlin, Ted Mathias (consultant), Charlott Johanson, and Ken Pope accepted the challenge.
-) Charlott Johanson suggested that our HOA have a friendly newsletter with a welcome to new owners, recipes, etc. Steve said Sue Conner will print it for us.
-) Jack Haenichen spoke of the BAC HOA signs that he maintains every couple of years. David Bachman volunteered to help Jack with the maintenance this year.
-) David Bachman suggested that we video record our meetings, and stated they could be put on U-Tube. After discussion, it was decided that David and Shane will work together on the “Go to Meeting” process which is no cost to the HOA.
-) Discussed the Saturday, May 27, 2017 Annual BAC HOA Potluck Picnic. Chicken, drinks and tableware will be provided by the HOA. Doug will pick up the chicken. Steve and Denise will pick up pop, ice, plates, utensils and tablecloths.
-) Charlott asked that the board members bring the recipes for their potluck dishes.
-) Steve stated that a short board meeting would be held immediately after the potluck.

Mark Hullinger motioned that the meeting be adjourned. David Bachman 2nd the motion. Vote was unanimous. Meeting adjourned at 10:30a.m.