

**BUCKSKIN ARTISTS COMMUNITY**  
**ANNUAL MEMBERSHIP MEETING MINUTES**  
May 28, 2016

**Call to order**

Board president Steve Stearns called this annual meeting to order at 12:15pm

Call to Order @ 1215

President Steve Stearns

**Introductions and Welcome**

Steve Stearns and Board vice-president, Mike Conner welcomed those attending and asked those attending to introduce (or reintroduce themselves).

**Secretary/Treasurer's Report**

Denise Stearns reviewed the minutes from last year's annual meeting

- Michelle Oie's reminder to contact the Architectural Committee when doing any work on properties.
- Steve Stearns discussion of the changes to the BAC Bylaws

Denise presented the Financial Report for 2015-2016

- Discussed the QuickBooks report we are now using, where more information on expenses is available to those members who want to know more details on BAC spending.
- She discussed the help that Bob Martin, our accountant and his brother, Dan Martin have been in auditing the QuickBooks information and installing the 2016 QuickBooks program.
- Steve Stearns reviewed past dues collections, the increased balance in the bank account, and thanked Bob and Dan Martin for the help they have been to us in updating QuickBooks.

Motion: Ron Oie to accept the Secretary/Treasurer's report.

Second: Maggie Dahlgren

Motion passed

**Architectural Committee's Report**

Maggie Dahlgren led discussion about sending out letters to two property owners regarding what is believed to be in violation of CC&Rs.

- A homeowner spoke of two adjacent properties who were not following, what they believed to be CC&R guidelines, related to fencing and fire control measures. She reported that she had made complaints to Steve Stearns and nothing had been done. Steve stated that some vegetation had been cut on one of the properties.

Motion: David Bachman to accept Architectural Committee report.

Motion Second: Duane Badger

Motion passed

### **Newsletter Discussion**

- Charlott Johanson stated that she would like newsletters even if they are only 1 page long. Sue Conner stated that with the improved status of BAC finances, we could easily make one up and send it out. Steve Stearns agreed and will follow up on getting input for Sue and having one sent out.

### **Architectural Committee**

- Maggie Dahlgren led discussion about sending out letters to two property owners regarding what is believed to be in violation of CC&Rs.

Motion: David Bachman to accept Architectural Committee report.

Motion Second: Duane Badger

Motion passed

### **Water Committee**

- Jim Albu stated he had replaced flow meters in both wells. He also mentioned by following Michelle Oie's suggestion on how to save on electric rates that we saved \$700. After installing a \$30 timer. Cudoos to Michelle!
- Duane Badger said he is thankful to have Jim Albu and thankful to have Doug Eddy .
- Steve Stearns said that we need a dedicated account for the Water System. There is some rust in the pressure tank fittings. He wants a contingency fund for the well system and that we follow Jim Albu's guidance on setting it up.

Motion: Maggie to accept Water Committee Report

Second: Camille Cisek

Motion passed

### **Road Committee**

- In Shane Tunnell's absence, Steve reported that grading had been done on all BAC and auxiliary members roads and that a culvert had been installed on Deer Hill Road to reduce erosion.
- Kelly Fletcher reported on the status of Artists Draw Road and the Forest Service gate closure.
- Artists Draw Road: Kelly Fletcher gave history of the Forest Service gate that was blocked off and the first board meeting in February that was held at least in part to address the issue. He stated that the Forest Service gave us two choices: give up control or close the gate. The board voted to close the gate temporarily and they would gather facts. During the April 30<sup>th</sup> meeting, the "county" said they would take over the road if permanent access was given. At the same meeting, it was decided to have the HOA members vote as to whether they want the road open or closed. An HOA attorney would be contacted concerning technical issues on how we vote (the number of votes a property owner would get if they owned more than one property). Kelly referred to the attorney's 2009 brief: here's the answers: "You don't own your roads. All roads belong to the county." as stated in a letter from 2009 to the HOA president at the time. The attorney has been trying to contact the Forest Service. Kelly said we are at a stand still –

“we don’t have a dog in this fight”. Kelly stated that we are waiting to hear from the attorney following his discussions with Chris James.

- With the FS gate locked on Artists Draw Road, there had been not only verbal threats, but a serious concern of a traffic disaster at the top by the Forest Service gate. It was decided to put in a gate at the bottom which was found to be cheaper than hiring a security guard for the Memorial Day weekend to divert traffic from the Forest Service gate.
- The road committee elected to put the gate at the bottom as the gate would be the same amount or less than the cost of security, and as a contingency, depending on whether or not the county controls the road, the gate would be moved to the lower well road where it is also needed to keep traffic away from the well, building and tank.

### **Continued discussion**

Diane Dahlin and Steve Stearns discussed the 1961 Declaration of the road for public access vs what the attorney said about the 1960 information about the road. Diane Dahlin referred to Chris James FS Ranger’s letter which asked for vote from entire membership.

Diane Dahlin wanted to know what the attorney had said about the voting question. Answer: a property owner (in good standing) gets 1 vote per parcel.

Mark Hullinger stated that ADR had been opened/closed several times since 1979.

Discussion continued about getting the vote out to the property owners. Certified mail vs regular delivery. Maggie Dahlgren said getting with the community (HOA) would benefit the board and HOA members. Diane Dahlin personally volunteered to put out the ballots if only to get the wishes of the HOA members known. Steve Stearns said what we really have to find out is critical. If the gate is opened we need to dictate /control speed on the road. David Bachman stated whichever way it goes for the owners on ADR the speed issue needs discussed.

M. Celeste Boeck moved here with her parents in 1966. She stated that the HOA was originally set up for the wells and that the roads all belong to the county.

Brian Kennison stated that he had four meetings with the county and Forest Service and kept asking for help with the road. He has recommended to FS to use swing gates and signage. He stated that he would be more than happy to have the road opened.

Kelly Fletcher maintained the attorney says the county owns the road.

Motion: Diane Dahlin to send out the ballots.

Second: David Bachman

Motion passed

### **Board Member Election**

- Jim Albu discussed the board election process. As long as there are fewer than 25 board members, all it takes is one vote to place a person on the board. If a member is a write-in on the board ballot, they are on the board. Members can volunteer at any time and become a board member.

- Frank Davis and Jim Albu had a discussion on the voting procedures and process.
- Steve Stearns listed the new and returning board members from the balloting process: Diane Dahlin; Ted Mathias; Brian Kennison; Mark Hullinger; Cully Howland; Glen Odette; Duane Badger. He then listed the write-ins: Bob Piazza; Steve Gaylor; Jack Haenichen; Denise Stearns; Charlott Johanson; Mark Fiske; Duane Hegge. Several attending volunteered for the board: David Bachman; Glen Chapman; Frank Davis; Ken Pope.
- Denise will contact the write-ins to ensure they choose to be on the board.

Motion to accept new board members carried.

### **Final Comments**

Steve thanked all of those attending for their participation.

### **Meeting adjourned at 1:36pm**

Motion: Jack Haenichen to adjourn

Second: Duane Badger

Motion passed....

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