

BUCKSKIN ARTISTS COMMUNITY, INC.  
Board Meeting Minutes  
May 26, 2018            2:00pm to 2:45pm

Board Members Attending

Steve Stearns  
Cully Howland  
Jack Haenichen  
Duane Badger  
Denise Stearns  
Doug Odette

Mark Hullinger  
Frank Davis  
David Bachman  
Kelly Fletcher  
Leif Walker

Others in Attendance  
Omar Eaton

Call to Order - Steve Stearns

Steve called the meeting to order at 2:00. It was decided by those present that there was no additional information related to the Secretary/treasurer and committee reports to add from the reports just given at the Annual Membership Meeting and there would be no further discussion of them.

New Business

1. Board member discussion of the editing being done on the suggested CC&R paragraph 10 rewrite by the CC&R Committee:
  - a. Steve – the wording on the last item is very subjective and would result in enforcement difficulties, and the County regulations state that the length of stay in a trailer without a special use permit can be 30 continuous days.
  - b. David – some of the items in the recent edit are in line with the County. In BAC, all vehicles, trailers, etc. that require them should have current State licenses.
  - c. Jack – discussed HOA enforcement problems if the new regulation is too stringent or unrealistic.
  - d. Frank – objective guidelines need to be made. Look at the County rules. Homeowners need to keep their places uncluttered and organized.
  - e. The committee will consider the items just mentioned in their development of the new recommendation to the board.
  
2. Steve – read Brian Kennison’s text related to items he wanted discussed in this meeting.
  - a. Surveillance cameras at the upper gate area of Artists Draw.

Frank Davis stated that he had brought up with him this trip a surveillance system that in the last August 30 meeting he had agreed to donate to BAC. Steve asked him to get with Mark Hullinger about the installation since Mark was doing the new 3<sup>rd</sup> well electrical work. They agreed to meet after the meeting and plan the installation. Steve told Mark that he would be paid for his work.
  - b. Basalt mixture placed on an upper section of Artists Draw. Brian wrote in the text that the cost of the material for the area where he wants it applied would be \$2,400.00 and he volunteered to spread the mixture.

1. Jack – stated that we need to prioritize roadwork because that would set a dangerous precedent considering the money already spent on Artists Draw, and not equally on other roads in BAC.
    2. Duane and others agreed with Jack’s statement.
    3. Doug – discussed other problem areas requiring better surfacing on 10 Hawk, Cliffview and Deer Hill.
    4. Steve stated that he had written in the recent newsletter sent to all members that a decision on the use of the mixture on BAC roads would not be made until after the 3<sup>rd</sup> well project was completed and paid for. Impact of the monsoons on roads will also be considered.
    5. The board members present agreed that a decision would not now be made on the use of or the areas to apply the basalt mixture.
  - c. No shooting sign he had personally asked for over one year ago from Chris James of the USFS had not been placed. (Chris James has been transferred to Missoula, MT.)
    - i. Steve said that he and Denise would follow up on the sign.
3. Steve discussed the Board member changes and welcomed Leif and Kelly to the board.
4. Steve started a discussion of lack of board member attendance at some meetings resulting in business not being able to be done because of a lack of a quorum. The following are the major points brought up in the ensuing discussion:
  - a. Reducing the number of board members from 25 to a lower number was discussed.
  - b. Several ideas were presented on creating meeting attendance requirements and absenteeism notification.
  - c. The go-to-meeting format was discussed.
  - d. Kelly studied and then read Bylaws, Art. VII, Sec. 7.6 concerning the removal of directors with or without cause.
  - e. Steve stated that an Excel spreadsheet had been made, but not completed, on meeting attendance since several board members had joined the board during the Artists Draw Road controversy and had quit attending after the resolution.
  - f. Motion made by Frank and seconded by Jack that due to lack of attendance and the quorum problem, that Steve would write a letter to the affected board members asking for their resignations from the board. Those attending voted unanimously to have the letter written. Steve stated that he would get Jim and Diane’s input and write the letter, and then submit it to those attending this meeting for their approval.
5. A discussion was held concerning the board member who placed a personal lock on BAC’s upper gate on Artists Draw, after the USFS locked their adjacent gate, making a personal decision to act for himself and all BAC members without Board approval. The gate is owned by BAC, within a BAC easement and is not a personal gate. There was further discussion on seeking removal of board members who act on their own behalf without the proper board approval. At this time, in this meeting, no further action was taken on the matter.

Motion to adjourn:

Cully made a motion for the meeting to adjourn. Jack seconded the motion. It passed unanimously. Meeting adjourned at 2:45.