

**Special Meeting Minutes**  
**August 24, 2002 at 1PM**

The special meeting was held at the Civita Cottage on Saturday, August 24, 2002 at 1 PM. This Special Meeting was called by two Board of Directors; Richard Yost and Charles Brown.

Attending this meeting were; Arlene and Richard Bartsch, Bill and Kathy Fraser, Sandra and Bruce Maeder, Judy and Richard Yost, Mr. & Mrs. Webster, Bob Webster, Charles and Donna Brown, Campbell Mattiello, Sandy Prince, Joe and Cyndi Jackman, Claudette and Richard Dailey, Candy Gibbons, Maria Civita, Deborah Villanucci, Robert Fraser. Proxy votes were received from George Dehner and Jim Forman.

Dick Yost welcomed everyone for coming and stated that we were meeting to tie up some loose ends from the July 27, 2002 meeting. He was hoping this effort would help in keeping the Big Sandy Association in tact and that this would not be our last meeting. Dick stated he had been a lot owner since 1978 and the Association was formed for maintenance of the road and stressed the importance of the road to everyone.

Dick Yost proposed a possible solution to how much dues should be paid next year. He recommended that EVERYONE would pay \$200 for the 2003 annual dues payable on May 1, 2003 with a credit given to lot owners who would pay towards this winters snow plowing. For example; if a lot owner pays \$150 towards winter plowing, that lot owner would only pay \$50 in May for annual dues). Maximum credit would be \$200.

Dick Yost asked Joe Jackman if he would continue this year in organizing sending out information on snow plowing and collecting the funds to do so. Joe agreed.

Dick Yost reiterated that the snow plowing would stop at approximately March 1, as it has in the past. He expressed that this proposal should make most people comfortable with the coming years dues requirement, as well as safeguarding the road.

Sandra Maeder questioned if this was a Legal meeting. Referring to Warrens letter dated August 16, 2002 which stated the special Meeting would be illegal). DickYost stated it was a **LEGAL** meeting due to the majority of the Board of Directors called the meeting and were present.

Richard Dailey asked who called this special meeting. Dick Yost informed him again that he did along with Charles Brown. Calling the meeting Legal.

Candy Gibbons was concerned that the \$200 annual dues would not be enough to cover expenses. Dick Yost stated that the road is in great shape and that we shouldn't need any major repairs for a couple of years. Unless, of course, a catastrophic event were to happen.

Sandra Maeder asked why the \$350 annual dues voted at the July 27, 2002 annual meeting was not legal. Dick Yost stated that every lot owner should have had a vote. He stated that in the future the dues may have to be increased, but at this time, the \$200 should be sufficient.

Dick Yost mentioned that next years voting would have to take place for ALL officer positions with a possible creation of a road committee. He stated what a great job Warren has done over the past years in getting the road to where it is today and that we need everyone's cooperation in making the association succeed.

Judy Yost said that people may be more generous and may find it in themselves to pay more towards the dues. The Yosts plan to contribute towards the snow plowing and an additional \$200 on May 1 for annual dues to help the association move forward.

Richard Dailey stated that the purpose of the by laws were to maintain the road and beach area. And then went on to read Article X - A and B of the by laws.

Maria Civita went on to state Article X, Section 2 of the by laws; that additional assessments are voted on by a **majority** and each lot owner would be assessed accordingly. She also stated that it is not written anywhere that Big Sandy is a summer only development. Her recorded deed **ONLY** states that the road is as right of way to her lot, never stating any limitations. Her concern is that it is not written anywhere it is a seasonal community and should be treated as a 4 season community.

Joe Jackman voiced his concern that being a "new comer" he had only been to a couple of meetings. His understanding is that associations work on a Majority Vote. He stated that it is up to the **MAJORITY** of members to decide what is to be done and the responsibility of the officers to coordinate and facilitate the activities. He also agreed to Dick Yost's recommendation in trying to get the association back on track. Joe also suggested that the plowing to the Daily and Webster cottages be dealt separately due to their special situation.

Maria Civita asked Claudette Daily if she was still in the association as they had seceded from the association at the July 27, 2002 meeting. Claudette said she was still a member because their dues were paid for the year.

Candy Gibbons mentioned that it would be nice to see actual numbers for the expenses for the coming year. Voicing again her concern that there would not be enough money.

A "straw vote" was taken on Dick Yost's proposal in having everyone pay \$200 for next year's dues. 10 votes YES and 6 votes NO.

Sandy Prince mentioned the good work that has been done in the past on the road and agreed we should move forward.

Campbell Mattiello questioned people's arguments. He said that people had concerns but did not back them up. He was looking for a reason to vote for the other side and wasn't getting one.



Claudette Daily asked that the remaining agenda items from the July 27, 2002 be discussed.

Maria Civita stated that when her husband was raking the beach area a couple of weeks ago, someone had left empty beer cans along with many cigarette butts on the beach area.

Also, mentioned that some nude bathing had occurred on a Sunday afternoon.

Everyone agreed that Tony Civita does a wonderful job keeping the beach area looking great!

We all agreed that as lot owners we would want to be informed if any renters are acting inappropriately. We all need to work together in keeping our association a beautiful and safe place for our families to enjoy.

Bill Fraser mentioned that driving properly at a low speed on the road would help in keeping the road expenses lower. He would also like to see the road opened year round. It was mentioned that the spring thaw causes too much damage to the dirt part of the road.

Sandra Maeder offered to host next years meeting. She would like to have it in the morning instead of the afternoon. Time and date to be announced.

Dick Yost thanked everyone for coming to the meeting and for the positive exchange of ideas and opinions. Hopefully this bodes well for the future of the Big Sandy Association.

Sincerely,