

Annual Big Sandy Association Meeting
July 14, 2007
[For approval at the 2008 Annual Meeting]

Attendance: Mr. & Mrs. Bruce Maeder, Mr. & Mrs. Paul Mishkin, Mr. & Mrs. Al Villanucci, Mrs. Claudette Dailey, Mrs. Jayne Fraser, Mr. & Mrs. Bill Webster, Mr. & Mrs. George Osgood, Mr. & Mrs. Eric Miller, Mr. & Mrs. Sandy Prince, Mr. & Mrs. Ed Dumas, Mrs. Maria Civita, Mr. & Mrs. Paul Paget Jr,

Proxy Votes: Mr. Joe Jackman, Ms. Deborah Bushway, Mr. & Mrs. Charlie Brown.

Meeting commenced at approximately 4:15 PM. A quorum was present.

Paul Paget welcomed all who attended and mentioned the newest member to Big Sandy Association, Chris Fisher. Chris & Leigh Fisher have purchased the Fogarty property Lot 2B. Paul Paget handed out this year's agenda, Big Sandy Common Courtesies & Big Sandy motorbike regulations.

Agenda:

President Report

2006 Meeting Minutes (hand out)

Treasurer's report (hand out)

Reports from Managers (road, snow & dock)

Election of Officer's & Directors

Open discussion

Closing of meeting

President Report

Paul indicated that the directors and officers held three conference calls during the winter and spring in advance of the annual meeting. The effort to distribute the workload across a broader group is working well. The members will hear from the officers, directors and managers in this year's reports.

Paul also indicated that based on the review of the financials as presented by the treasurer to the directors and subject to the acceptance of the treasurer's report by the members, there was no need to increase the dues for 2007/08. Dues will remain at \$225.

Treasurer's Report: Maria Civita

Maria provided copies of the July to July 2006/07 financial report to all members in attendance including a P&L and Balance Sheet summary. The abnormal damage to the road by the heavy rain storm required that the association spend some of its reserves to cover the shortfall in revenues – this is reflected in the P&L. Maria reported that the directors reviewed the financial details in advance of the meeting. She indicated that there were two outstanding member balances and that the treasury would do its best to continue to collect funds. She also indicated that the

association would work with any member who has a need to extend payments due to hardship. In addition, it was noted that Eric and Janice Miller and their contractor contributed \$700 toward the damage to the road this past spring.

The members unanimously accepted the financial report. Paul commended Maria for the excellent work and smooth transition from Joe Walsh. He also recognized Maria's use of accounting software so that the association now has professional reports.

Secretary Report: Debbie Villanucci

2006 meeting minutes were handed out and were also unanimously accepted by the members (attached). The current directory of property owners was handed out for members to correct and make any changes.

The web page for Big Sandy will be renewed for another year at a cost of \$8.99. Joe Jackman who has done a great job in setting the web page up and keeping the information current was acknowledged for his work.

Paul on behalf of the directors recognized Debbie's excellent work to substantially improve communications with a very accurate list, and over 95% email participation.

Road Manager's Report: George Osgood

George reported on the investments made in the road during the past year including: (1) the replacement of the culverts that were washed out during April's rains [located between the Mishkin's and Villanucci's]; (2) a new gate was purchased and assembled at the top of the hill to protect the road from traffic during the mud season; (3) members volunteered last August to mow, clear brush and sand, weed whacking etc. Cracks of asphalt were sealed as needed. Flowers were planted at the sign at the top of hill.

George reviewed a recommended list for road maintenance for this year:

Recruit volunteers this year to do more road work. Date TBA

1 (or 2) days of tree pruning to be completed.

Replace sign at top of hill with member's names on it.

Preserve budget for post winter maintenance

George indicated for future reference that the members will need to consider an investment as soon as next year in repaving certain areas that are beginning to deteriorate beyond patching.

George moved to formally add Bill Webster to the road management team. The members unanimously agreed and were grateful for both Bill and George's service to the association.

Dock Manager: Al Villanucci

Al indicated that there are 2 spaces still available and anyone interested in one should contact Al. Docks were taken out at the end of the season and re-installed by North Country Docks. The docks will need staining next season to get them ready for that season's installation.

The swim rope was installed and needs a few lock's to secure some of the buoys.

Snowplowing Manager: Eric Miller

Eric indicated that he was pleased with the new snow plowing contractor Dan Lyons,. He also reiterated the importance of letting him know if members are planning to use their property this winter season to let Eric know so that the budget can be established and divided appropriately.

Comments from Directors:

Director: Paul Mishkin

Paul passed out copies of the by-laws and the articles of Incorporation to all members to ensure that everyone had the documents that guide the directors and officers.

An updated list of Big Sandy Association "common courtesies" were distributed and approved by the members.

Dirt bike rules were updated for 2007, distributed and a very active and civil discussion took place airing all sides of the issue. Subsequent to the discussion, the new rules were accepted by the members with two members in opposition. The rules will be subject to review again at next year's annual meeting.

Voting: Nominations as follow:

Paul Paget-President & Director

Paul Mishkin-Director

Bruce Maeder-Director

Maria Civita-Treasurer

Debbie Villanucci-Secretary

All were approved for a 1 year term and all accepted.

Paul Paget wanted to ensure continuity and announced that he giving one year notice, and that this would be his last term as president of the association. He indicated that the team approach is working, the association is in a strong position and it is healthy to change roles to maintain a strength and balance.

Open Discussion:

Topic: Dirt Bike Rules

Members would like the officers to collect feedback at the end of the season about how the common courtesies and dirt bike rules are working in preparation for next year's meeting. The officers will discuss how to best collect this info in a simple survey or questionnaire.

Topic: Collection of Dues and Assessments

Paul Mishkin and Paul Paget led a discussion about collection of dues and assessments and the importance to the integrity of the association. In addition they clarified billing relative to members with more than one improved lot.

Here is a summary of the remarks by Paul P and Paul M:

The directors wanted to clarify the assessment of dues and general assessments as supported by the Big Sandy Association Articles of Incorporation and Bylaws, since there were misconceptions in discussions with members and confusion regarding expired covenants in property deeds. In addition the issue was being discussed based on a situation where there were delinquent payments for the 2005 assessment for the new culvert. Also they discussed what remedies the Association would consider if a member refuses to pay and sought the input of the members present regarding this issue.

To provide perspective and eliminate confusion on this issue, Paul Mishkin cited the documents the directors were using to provide guidance. He clarified that the directors were following the Articles of Organization and the Bylaws of Big Sandy Association. He also clarified that the expiration of the covenants (over a decade ago) did not invalidate the obligations of members to pay dues and assessments. The corporation remains in good standing, and the Bylaws are still in effect since they were approved by the members in 1992.

Regarding the collection of delinquent dues and assessments, it was noted that there is no reason why the Association cannot take measures to collect those funds, such as taking action in the Small Claims Court or filing a lien. Paul M indicated that the Association has not only the right but the obligation to collect dues and assessments. Fairness to the members who pay requires nothing less. He added that if members did not pay dues, filing a lien was an unrealistic option because a lien simply accumulates, and the Association would not have the cash flow to pay its expenses and could not function. Therefore, small claims court was a likely remedy.

Paget and Mishkin emphasized that legal action should only be used only as a last resort where an impasse has occurred between the Association and a member. Paget stated that the ability to collect dues and assessments is also crucial to the integrity of the Association and the ability of the officers and directors to carry out their responsibilities

Finally Paget and Mishkin provided additional clarification to membership, voting in the association and payment obligations on multiple properties:

There is one vote per member regardless of the number of lots owned. [See Article FIFTH of the Articles Of Incorporation and Sections 1 & 2 of Article II (Membership and Voting) of the By-Laws.] However, members with more than one household will be assessed dues and assessments on the second home or lot that is in use. This is logical and fair given that the dues primarily cover shared road maintenance and insurance. It is also assumed that additional lots owned by the same member that are improved [homes or properties in the process of being improved by construction] are generating wear and tear on common roadways. Therefore applying additional dues and assessments is consistent and fair within the scope of the by-laws and articles.

There being no other business the meeting was adjourned at 5.45pm and was followed by a social hour of the attending members.

Next Annual Meeting

***Note: There will be a change in time for the next annual meeting.

Next Meeting will be held Saturday July 12th, 2008, @ 10:00 am