

10/20/2021, 7pm at Cook Shack BCHA General Membership Meeting Minutes

7:12pm call to order

2. Meeting minutes from 6/23 approved – Kim motioned, Karen 2nd, all in favor Meeting minutes approved – Karen motioned, Ron 2nd, all in favor

3. Financials – read from agenda, checking \$74132.50 and savings \$97804.53. Just billed for q3 commons. No final letters to be sent, people making payments, water rates have increased

Multiple conversations were held and it was very challenging to capture notes. The below represents the name of individual and comments captured

Scott Pastore – volunteer position, board member claiming to sue another board member. Resigns as president effective immediately

Tim – raised inappropriate text to rodeo committee sent from Scott. Believed that Lisa Carter offered insurance to us but we have rough stock events. Some believe that this is true

Other board members state that isn't reality or how it was portrayed, there was no insurance offer presented at October board meeting.

Kim believes American Reliable is the source.

Zeanne asked about commercial association insurance

Tammy – have had one offer, includes 100% insurance on horse as a requirement in order to have insurance in the common areas. Insurance is part of our operating expense not a line item in the bylaws.

As of September 1st we can try again to get general liability. Called out Scott Pastore as the Director of Rodeo and President, held both titles.

Kim – we have people down here that are not actually members, people don't care and don't do anything.

Alex – need members to vote to get insurance

Kim – John Chase said he wouldn't write policies until we had commercial insurance

Dennis – security guard at gate to keep nonmembers out

Tammy – concern from attorney for bylaws that we don't have ground leases, we don't have to comply with HOA laws as we were grandfathered. Proposal for ground leases and subleases for renters

Zeanne – believes ground leases help us, have some ability to implement fines then if needed

Karen D – made a motion to have BCHA members require equine liability by 1/1/21 or receive final notice 30 days to vacate, Alex second, all in for

Kim – send letters w/ mail in option Tammy – reading from insurance offer that was presented and it required lot lease, rental agreement and participant release as part of documents needed

Tammy - Ground lease set up special meeting in November from attorney, to come to talk to lot lease holders, draft member bylaw change for ground leases. Total bill was \$11000, \$65 per lot to get accomplished

Jade – 11/10/2021 meeting to have Tammy to set up with lawyer and paperwork. Can insurance mandate happen faster with inputting ground leases?

Motion to amend bylaw to include equine liability insurance to bylaws. Kim made a motion and Tracy W 2nd.

Zeanne – amend bylaws to include ground lease, insurance requirement. Set up 11/20 meeting (30 days out)

Alex – high school rodeo practice, how do we handle, consider it a normal activity not an event?

Zeanne – are nonmembers part of the team,

Someone brought up Kathy Gonzalez, state director for rodeo, and practice insurance, expensive Kim believes there is a policy for events, including HS rodeo sanctioned practices Kim, Linann, Karen motion for meeting to adjourn 9:06pm