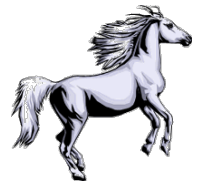




Boulder City Horsemen's Association Newsletter



February 2022

BCHA Board of Directors and Contact Info:

PRESIDENT-TAMMY MCKEEVER: 702-525-5931

VICE PRESIDENT-JACK SCHAMP: 702-281-6844

SECRETARY –KELLY FLOYD: 831-345-7358

TREASURER-OPEN

1 YEAR BOARD OF DIRECTORS MEMBER-JOHN MORGAN: 702-378-1496

1 YEAR BOARD OF DIRECTORS MEMBER-SEAN TRODAHL: 702-300-9549

2 YEAR BOARD OF DIRECTORS MEMBER-MAURY MUILENBURG: 605-350-3385

WEBSITE: <https://bchanv.com/>

EMAIL: bchaboard@gmail.com

CARETAKER: Bill Zielinski (contact **MAURY MUILENBURG** for caretaker questions or concerns)

PARKING STICKERS: Bill Zielinski 725-221-6491

BRAND INSPECTIONS: Ward Halterman 702-498-6294

Meters have been read. Invoices have been sent.
Contact Shauna Werly: 702-289-5353 with any questions.

Thank you!

- Dan Dennett for your continual use of machinery and all you do for the members each day.
- Bill Zielinski for the extra effort to scrape down the mounds of sand pushed under railings around the arenas and restore the footing, and all the other unseen tasks you do.
- All Members who have jumped in to help others.
- All members who follow the bylaws and set great examples! ***You are the unseen heroes of BCHA as you just do what is RIGHT!***

Meter Audit Committee will be inspecting all WATER and ELECTRICAL METERS. Upon conclusion, letters will be sent to any lot holder that may have a meter issue.

FROM THE PRESIDENT

I apologize for the length of this Newsletter. Since becoming the President at the November '21 special election, we've only had 1 membership meeting, which happened to be the budget meeting, which took up most of the time. There is no good way to update every member, except the Newsletter. It's been far too long in between this letter and the last one.

Last June I was elected as a 1-year director for the BCHA. My goal was to help with bylaws, ground leases and insurance. Due to resignations, I found myself as President at the November meeting. Although the circumstances were not the greatest, I am happy to serve, and I will do so to the best of my ability.

I believe BCHA is at a crossroads. BCHA has had 17 months as a self-insured entity, without any resources, and not by choice. It is a very uncomfortable and dangerous situation for us. During times of stress and uncertainty it can be expected that emotions run high. The good thing is that members are engaged and are wanting to participate. Everyone wants to "get insurance and move on". I will give an insurance update in this newsletter. Being at a crossroads doesn't mean just survive or die, get insurance or go bankrupt. Being at a crossroads means that we have an opportunity to grow. To be better. To look in the mirror and decide what vision we have for the BCHA, and then to make sure we get there. When one experiences a set back, it invokes thought, and thought makes us wise. With this wisdom we can use our knowledge to make good decisions and judgements for the future of BCHA.

Since joining the board, I have invested countless hours researching BCHA and everything that goes into running our business and performing the job of a director. There is already quite a bit to know when you choose to be on a nonprofit board. You would think that since BCHA has been established for over 60 years, that we had it all figured out. We should have a manual with our important documents, bylaws, special operating procedures, vision and mission statements, finances and long-term goals all spelled out. No one is surprised that we do not. While I have the members attention, I would like for all members to understand that we are a nonprofit 501(C)(7) - Social Club, and that ***we are the landowner of 42+ acres of land***. A crude estimation of our corporate assets is **\$4.5M** when you calculate Lots only. Approximately 84 members are the primary stakeholders of the BCHA as the investors in the land. We are a big deal. We also have a lot going on and those elected to run our business must be dedicated to protecting BCHA and to protecting members investments. Places like BCHA are rare. We cannot continue the mindset of entering a time warp bubble every time we cross the threshold off San Felipe Drive. Everything is pulling against us. Private equine clubs like ours are falling. Now is the time to come together and make sure we are not one of them.

As per our BCHA bylaws, we need to publish a newsletter. This is the best mode of communication to ensure each member is getting consistent information. As we work on updating our important business documents and member information, perhaps we could use

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an email service to help disseminate information? Otherwise, we fall back to social media and rumor mill, which most would agree is not usually productive. We will continue the newsletter on a schedule of every other month. An absolute responsibility of a nonprofit President is to facilitate and preside over meetings. During the over 40 years I've been a member of BCHA I've attended my share. Far too often meetings would become unruly and getting things done was difficult or met with constant criticism. Most members never dared to speak up in fear of getting attacked or shamed. Like many of us, I stopped attending. When old timers talk about "getting back to the old days" I often think to some of our meetings and wonder why anyone would want that? No one wants this. Everyone cares deeply about the BCHA, and when we come together, we should have a voice and be heard without fear. Luckily our bylaws have chosen Robert's Rules of Order, and therefore I will facilitate using this set of rules to conduct our meetings.

To **ALL MEMBERS**: now is the most important time to attend general membership meetings. As we are tackling big topics, we need all members to attend and have your voices and ideas heard, as the members will decide how we move forward.

In summary, I am happy to serve. I aim to fulfill my duties as a steward of the BCHA and all that it represents. This can be a difficult job as there may be challenges of over-coming well-entrenched myths and dominant ideas of how things should be done, or have been done. I see that we have an opportunity to come together with the goal of protecting BCHA for another 60 years. I ask for your support, your help and your energy as we tackle getting our business affairs in order, updating our bylaws, improving our facilities, arenas and grounds, and creating an environment that is safe and fun for all BCHA members.

All my best,
Tammy McKeever, President BCHA

NEW MEMBERS

For anyone wishing to become a BCHA Member, please direct them to our website for more information.

Be sure to check in regularly to our official BCHA WEBSITE. Important information is posted. <https://bchanv.com/>

*Next General Membership Meeting: February 16, 2022
Women's Club on Utah next to 7-11.*

General Membership Minutes from the December 8th 2021 meeting can be found posted on the BCHA Website.

TREASURERS REPORT 1/31/2022

Main Checking Account	Project Savings Account
Register Balance as of 1/31/2022 \$65,513.38	Register Balance as of 1/31/2022 \$97,886.96
	Earmarked Funds (\$72,845.00-earmarked for waterline, \$15,000.00- earmarked for biosecurity)

Remember, invoices
are due upon receipt

PayPal is now set up for an alternative to check, money order & cashier check payments. You can click on PayPal button on website or use app on any smart phone. MEMBERS MUST ADD **3.49% + .49** TO TOTAL BALANCE TO COVER PROCESSING COSTS. BCHA WILL NOT WAIVE THESE FEES.

Insurance Update and Information

At this moment, the only prospect we have is with American National Insurance. The prospective offer is sitting in Underwriting, where we will get word if they are willing to take on BCHA or not. It is a nail biter time. This offer was presented by Agent Lisa Carter, as she is sticking with us even though we are a difficult client and have chosen behaviors in the past that cause both agents and underwriters to cringe. (not to mention our own attorney, who cringes for us every day as we do not have insurance and that members continue to allow non-members to be on property, to be riding in our arenas, and using our facilities.). An agent must ensure the clients they choose to work with and those that they push forward to the brokers and underwriters are a good business choice. Clients that are stable and have board managers that are doing their jobs, and members that are compliant and behaving for the benefit of the business. Clients not showing signs of risk, chaos or liability, which is why we lost our insurance to begin with. Our agent is willing to put her neck out for us as she has confidence the board is on the right path. She also knows that we can be cancelled or non-renewed if that confidence was to erode and we would be back in the same position as we are now, 17 months w/out ins.

If we are able to get a thumbs up to move forward from the underwriter, the board must be willing to sign a document stating that the board understands that American National insurance will under no circumstances be the 'base' policy at the BCHA where a rodeo event will occur. We must also sign that no event or practice will be permitted using the term 'rodeo'. We must not bring attention to ourselves and cause any worry or concern about increased risks or noncompliance. This is how we get canceled or non-renewed.

It was made clear that our social media outbursts may be the death of our deal as well. BCHA is on display with the world, as our constant attacks directed at each other and the leaders of our business is not a good look. The BCHA reputation, the BCHA brand and our ability to conduct business is gravely damaged because of our social media manners.

The cost of the insurance policy has also increased. But we can address that once we find out if they are willing to accept us as a client. Fingers-crossed.

-NOTICE TO LOT HOLDERS THAT RENT STALLS-

As a LOT HOLDER you have the privilege of welcoming RENTERS on to your LOT. This relationship is what makes up the BCHA MEMBERSHIP consisting of both LOT HOLDERS and RENTERS.

From the membership, a group of SEVEN are elected to make up the Officers and Directors of BCHA. We are tasked by NRS to enforce the BYLAWS of the corporation and to ensure the proper OPERATION of BCHA.


One of the most difficult tasks is ensuring our MEMBERSHIP ROSTER is accurate. This is where we NEED HELP from the LOT HOLDERS.

The BOARD must be notified when a new RENTER comes on to, or leaves your LOT. It is the LOT HOLDERS responsibility to notify the BOARD asap.

In addition, the LOT HOLDER must ENSURE that all RENTERS are MEMBERS of the BCHA. In fact, this should be your FIRST priority prior to signing your own rental contract. Please ENSURE that all MEMBERS on your LOT also have the proper MEMBERSHIP CLASS (Individual, Family, Joint, Sub11). Remember that the Membership Class of your RENTER may change, and you must ENSURE a new application is submitted.

All prospective members must complete the APPLICATION, get board APPROVAL, and PAY ALL FEES prior to being permitted on to your LOT, per ARTICLE FIVE of the BYLAWS.

Any person on BCHA property is either (1) a MEMBER, or (2) a 3rd PARTY. A MEMBER CANNOT SUE BCHA. A 3rd PARTY CAN SUE BCHA. In addition, a 3rd PARTY person is NOT CONTRIBUTING by paying DUES, UTILITIES or any special ASSESSMENTS. This is NOT good BUSINESS practice for either the LOT HOLDER or the BCHA.

If we can solve this ONE PROBLEM, we will eliminate 50% of the hassle the BOARD must deal with. Please LOT HOLDERS, do your part. 

Anyone Residing On BCHA Property Illegally Must Leave Immediately. This is a Member-Only Facility. Based on past practice, a person may be required to pay up to two (2) years of back dues as a condition of membership.

MEMBER QUALIFICATION AND CLASSES of MEMBERS

BCHA is closed to non-members. ALL Members of BCHA must abide by the Qualifications listed in **ARTICLE 5.01** summarized below. In addition, BCHA has several Classes of membership. See **ARTICLE 5.02** and summarized below. Every member must have an accurate membership application on file that reflects your proper class of membership. <https://bchanv.com/membership-dues-and-fees>

Section 5.01 Qualifications. Qualifications for membership in BCHA are:

- A. Owner of a horse to be kept in the BCHA corrals.
- B. Members must be residents of Clark County, Nevada
- C. Approval by four members of the board or a majority of the membership prior to moving any livestock into the corral zone.
- E. Payment of membership fees, annual dues, and assessments.
- F. A minimum age of 18 years.

Section 5.02 Types of Membership. The classes of memberships shall consist of:

- A. Individual Membership
- B. Family Membership
- C. Joint Membership
- D. Residents of Subdivision 11 of Boulder City

Additional information regarding Membership, Dues, Fees and Requirements:

- In the event your membership class changes, you are required to contact board and schedule appointment to fill out a new membership application and provide all certified and/or notarized documents required (marriage certificate, domestic partnership, legal separation, divorce decree)
- Initial: \$300 as well as a prorated portion of the annual dues for the current fiscal year is due when joining the association.
- Annual Dues: Determined by membership approved budget.
- Common Utility Charge assessed each quarter.
- Joint members must provide a signed and notarized certificate from the Secretary of State for proof of Domestic Partnership pursuant to Nevada Revised Statutes for the State of Nevada (see Section 5.02 C of the bylaws) or certified marriage certificate.
- Assessments or other fees and charges, which may be levied in accordance with the Bylaws and Rules and Regulations of the Association.

NOTE: a person leasing a horse from a member, must have a signed lease agreement, and **MUST ALSO BECOME A MEMBER OF THE BCHA!** All horses on BCHA property must belong to a **MEMBER**, including horses in training or a temporary housing status.

NOTICE

**** BCHA AUTHORIZED TRAILERS ONLY ****
(per By-Law Section 4.14 & 12.03)

**PLEASE CONTACT CARETAKER BILL
ZIELINSKI TO RECEIVE A BCHA STICKER.**

Bill's Cell: (725) 221-6491

**ALL TRAILERS or UNAUTHORIZED
ITEMS WILL BE TOWED AFTER
FOURTEEN (14) DAYS NOTICE.**

This Newsletter provides first notice. Second notice will include posting of this sign.

All members please get your stickers and/or remove everything else from the property. We must adhere to BCHA Bylaws as well as City of Boulder City encroachment license requirements.

NOTICE TO MEMBERS: TRAILER & VEHICLE PARKING on BCHA & CITY OF BOULDER CITY PROPERTY

DATE: FEBRUARY 3rd 2022

Purpose

To clarify and provide direction for parking trailers and vehicles at the BCHA. To provide NOTICE to members that enforcement policies will begin 30 days after notice per the Newsletter.

Intent

To manage and ensure that trailers parked at the BCHA designated areas belong to BCHA members and are in usable condition. To manage and ensure that non-member vehicles are not parked in the BCHA designated areas. To manage trailer and vehicle parking as per requirements with the City of Boulder City per the encroachment license agreement.

Policy

- Only BCHA members are allowed to store a trailer used for equestrian purposes in the designated area.
- All trailers stored in the designated area shall have current registration, license plate and be in good working order.
- Non licensed trailers must be stored on lots.
- No vehicles shall be parked in the designated area. The board may approve exceptions for parking in a designated area.
- All trailers parked in the designated area shall be registered with the BCHA and display a BCHA parking sticker. A fee for production may be charged to cover the cost.
- The BCHA parking sticker is to be visibly displayed on the front of the trailer.
- Trailers, vehicles and/or equipment that does not comply, will be given a 30-day removal notice and then towed off BCHA property at the owners expense. An extension may be obtained from the board.
- Access to any lot may not be obstructed by a vehicle or trailer parked in front of a lot.
- Lot owners may post "no parking" signs in front of their lot. This does not prohibit a BCHA lot owner from parking their vehicle or trailer in front of the posted sign.
- Membership is a privilege. The BCHA is not a storage facility for non-equine trailers, vehicles, equipment, machinery, trash, lumber, junk, debris or salvage material.

COMMITTEES

BCHA ARTICLE TEN COMMITTEES:

Members often say, we want BCHA to be the way it used to be. As BCHA has been around for 60+ years, each member may be thinking of a different era, each with different memories and desires. It seems that universally, members would like to have some BCHA Events. Most people bring up Team Penning, Playdays and Team Roping. This is where ARTICLE TEN comes in. It may be a little confusing to new members, but essentially this is what governs the use of our BCHA arenas and facilities. For each activity there is a committee of members organized behind it. At the annual meeting in December, ARTICLE TENS are submitted by members, and by the February general membership meeting, the board determines which committees to sanction for the upcoming fiscal year. An ARTICLE TEN must be filed and accepted in order for members to reserve arenas for activities and events.

This year, we got an excellent response. Many members have forgotten about ARTICLE TEN, as we moved away from BCHA sanctioned or sponsored activities. It appears that this was simply due to lack of understanding. When BCHA sanctioned events and activities are working well, the BCHA benefits. We collect monies that can be applied to projects. As we move forward, perhaps we can focus once again on the Concession Stand. We must fix our building before we can put our food service back together. This of course will take money and work; however, the first step is always motivation.

There are requirements when members reserve the common area arenas, buildings and equipment to include insurance, reservations, fees, equipment use, etc. Check out the website for more info.

This is the list of ARTICLE TEN Member submittals for 2022. We will discuss this at the next general membership meeting. Way to go Members...this is a great list!

1.	Social Events	Once per month	A different type of event each month
2.	Friday Funday	Every Friday	Equitation and schooling rotation
3.	Sunday Funday	Every Sunday	Equitation and schooling rotation
4.	English Club	Once per month	English riders schooling & jumping
5.	Roping Practice	Twice per week	Members roping practice

UNAFFILIATED CLUBS OR ENTITIES:

When we talk about ARTICLE TEN, we are talking about BCHA member-sponsored clubs and committees that are governed by the BCHA. These committees report to the BCHA membership and are aligned with the common interests of BCHA only.

Whereas an unaffiliate means a person or entity that is not owned or controlled directly or indirectly by the same interests. These groups are third parties, and not wholly responsible to BCHA.

Many enthusiasts' equine associations and clubs exist. As expected, many of the BCHA members are also members of third-party clubs. However, BCHA must be mindful of the difference between ARTICLE TEN Clubs and Committees, and Unaffiliated Clubs and Committees, as we must manage the two in very different ways.

GROUND LEASES

BCHA is fortunate enough to have had the City of Boulder City SELL us our land back in 1966. As we all know by now, the BCHA, is a non-profit corporation, and this is the entity that owns the land. Of course, us members, make up the BCHA, and in effect we all own and are responsible for the land, both to use, and also from a legal perspective. BCHA is a common interest community, made up members, common areas, and lots. The LOT HOLDERS, are the financial stakeholders of the BCHA, as these members lease the lots, and with that, have additional responsibilities for their lots and renters, and must abide by additional bylaws and municipality laws.

In the past few months, as our underlying operations of BCHA has been called in to check, we have come to realize we are missing an important component in the BCHA/Lot Holder business agreement. Currently, there is only a verbal agreement in place, that releases liability on a Lot boundary from the BCHA entity to a Lot Holder. Not to be confused with a Lot Transfer, as a Lot Transfer is an internal agreement where BCHA members can transfer only the Lot improvements between each other, and has nothing to do with the physical Lot boundary. The Leasing of a portion of the land (called a Lot) to a member is an essential document, and we need fix it. A Ground Lease is what is needed.

We are working with Reisman Sorokac Attorneys at Law (RSNVLAW) to help us. They have provided all the bylaw changes required in to institute (1) Ground Leases between the BCHA and Lot Holders, (2) Subleases for Lot Holders to utilize for Renters.

Along with the legal documents, this will clarify responsibilities and obligations for all parties moving forward. This will also help simplify the overall administration involved in managing all of the BCHA members.

In order to institute ground leases, the bylaws would need to be amended. RSNVLAW has provided a draft of all the areas within the bylaws that would need to be amended. These will be posted on the BCHA Website, and will also be distributed at the general membership meeting in February. Any amendments to the bylaws will follow Article Nineteen.

Caretaker is scheduled to water and drag every Tuesday, Friday and Sunday. Due to lack of a base insurance policy, only the caretaker is currently permitted to operate BCHA Equipment.

B.C.H.A. ARENA RULES

Enforceable under Bylaw Section 14.06

1. RIDE AT YOUR OWN RISK.
2. NO SEVERE DISCIPLINARY ACTIONS OF ANIMALS OR PERSONS.
3. NO ONE CAN TELL RIDERS/LOOSE TURNOUT USERS TO LEAVE ARENA UNLESS SIGN IS IN PLACE INDICATING DATE, TIME, USE AND USER APPROVED RESERVATION.
4. STALLIONS PROHIBITED IF OTHER RIDERS PRESENT OR WAITING TO USE ARENA.
5. 10 MINUTE LOOSE HORSE TURNOUT IF OTHERS ARE WAITING TO USE ARENA.
6. NO LOOSE HORSES ALLOWED IF RIDERS ALREADY PRESENT.
7. JUMPING, BARRELS, RIDING WITHOUT PROTECTIVE GEAR IS AT RIDERS OWN RISK.
8. ALL CHILDREN UNDER 18 MUST BE SUPERVISED BY MEMBER IN GOOD STANDING AT ALL TIMES.
9. ~~NON-MEMBERS MUST BE ACCOMPANIED BY MEMBER IN GOOD STANDING AT ALL TIMES.~~ (NON-MEMBERS ARE STRICTLY PROHIBITED UNTIL BCHA HAS A BASE INSURANCE POLICY)
10. NO GLASS, CANS, CUPS, ECT.
11. NO DOGS.
12. NO FOUL LANGUAGE OR OBSCENE GESTURES.
13. NO MOTORIZED VEHICLES UNLESS PRIOR APPROVAL FROM BOARD IS ATTAINED.
14. ARENA CAN BE RESERVED; BOARD WILL ADVISE IF AVAILABLE AND FEES THAT MUST BE PAID PRIOR TO USE IF APPLICABLE. REQUESTS MUST BE SUBMITTED USING ARENA USE FORM.
15. LIGHTS TO BE USED ONLY DUSK TILL DAWN AND MUST BE TURNED OUT BY LAST USER.

Violation of arena rules may result in disciplinary action up to and including termination of membership and/or fines.

DO NOT tie horses to the arena panels.
Do NOT leave your horses unattended.



****THE TREASURER HAS STEPPED DOWN THEREFORE NOMINATIONS AND A VOTE WILL BE HELD AT THE FEBRUARY GENERAL MEMBERSHIP MEETING TO FILL THE POSITION.

PROSPECTS MUST POSSESS BASIC BOOKKEEPING, BANKING, REPORT ANALYTICS AND QUICKBOOKS SKILLS. MUST AGREE TO AND UPHOLD ALL BYLAWS, LOCAL, STATE AND FEDERAL LAWS. AS WE HAVE A BOOKKEEPER THE MAIN PRIORITY WILL BE TO ATTEND ALL SCHEDULED MEETINGS AND WORK WITH BOOKKEEPER TO ENSURE ALL FINANCIALS ARE AVAILABLE FOR BOARD AND/OR MEMBER PERUSAL. INTERSTED INDIVIDUALS MUST ADHERE TO THE FOLLOWING “DUTY OF CARE,” “DUTY OF LOYALTY,” AND “DUTY OF OBEDIENCE.”



THE FOLLOWING ARE DIRECT VIOLATIONS OF LOCAL, STATE AND FEDERAL LAWS: IF ANY OF THE BELOW DESCRIBE YOUR INTENTIONS OR BEHAVIOR YOU SHOULD NOT SERVE ON A BOARD OF DIRECTORS.

- Self-Serving. Getting paid or special treatment or any other kind.
- Going rogue. Not performing your duties.
- Not adhering to all bylaws, local laws, state laws and federal laws.
- Self-Dealing. Being on a board with a family member/being on a board with a family member as an employee or contract worker.
- Not representing the entire membership.
- Conflict of interest.
- Posting sensitive or confidential information without board approval.
- Playing politics.
- Thinking everything is fine and nothing needs to change.

MEETINGS

2022 BOARD MEETING DATES: 1/6/2022, 2/3/2022, 3/3/2022, 4/7/2022, 5/5/2022, 6/2/2022, 7/7/2022, 8/4/2022, 9/1/2022, 10/6/2022, 11/3/2022, 12/1/2022

LOCATION WILL BE ANNOUNCED.

2022 GENERAL MEMBERSHIP MEETING DATES: 2/16/2022, 4/20/2022, 6/15/2022 (ELECTIONS), 8/17/2022, 10/19/2022, 12/14/2022 (BUDGET/ARTICLE 10's)

TO BE HELD AT WOMENS CLUB ON UTAH NEXT TO 7-11.

To be put on agenda for any of the above meetings please e-mail bchaboard@gmail.com in the proper number of days prior to the meeting date. For board meetings, new membership and lot transfers are accommodated at the start of the meeting.

For board meetings, BCHA fulfills the obligation of open meeting law with every other month general membership meetings being open to non-members. Robert's rules of order newly revised, 12th edition, the most widely used authority for the procedure in running meetings, which BHCA follows via Article Eighteen, states that board meetings are open by right only to the members of the board, and any staff or advisers whom they choose to invite. The board may open meetings for observation once time permits. Members in attendance must not disrupt the meeting in any way.

NEWSLETTER SUGGESTIONS:

The newsletter will be produced every other month. If you have a suggestion, please submit in writing to bchaboard@gmail.com. Sorry no advertisements for services or goods. LOTS for sale or open stalls for rent can be submitted. If you are part of a BCHA committee or club, we will need your submissions also. If you have had a success or accomplishment in the equine and livestock world, please let us know. We love the inspirational stories. Maybe you will encourage others to try new things.

Speed limit on BCHA property is 10 MPH. This is for the safety of all members and livestock. Please respect the speed limit!

MEMBERSHIP RESPONSIBILITIES:

The BCHA is a member association. It is the responsibility of all members to be on the lookout for any safety issues; someone that is not a member boarding on BCHA property, an unescorted nonmember, an outsider giving lessons on BCHA common ground, a member giving lessons to nonmembers, business conducted on BCHA property with nonmembers for profit or any other bylaw violation. Let a board member know or say something yourself to the violator. The aforementioned are in direct violation of your bylaws and Boulder City Title Code 11 ZONING AND SUBDIVISIONS Chapter 17 CO CORRAL ZONE. It is not the responsibility of just the Board to enforce bylaws. This association belongs to all of us and so does the responsibilities. Any violations witnessed must be put in writing, signed and dated. Lot Holders, please ensure everyone on your Lot is a proper classed member.

It is the responsibility of each member to alert BCHA board to any contact information changes, such as address, phone, email – to ensure prompt and timely correspondence with each member.

PROXY VOTE

PROXY FORMS CAN BE FOUND ON THE BCHA WEBSITE(BCHANV.COM) UNDER MEMBER/ARENAS INFORMATION-FORMS AND DOCUMENTS:

Any member of the BCHA in good standing may assign their vote via a proxy to another BCHA member in good standing. A "Proxy Vote Authorization" form is to be completely filled out by the assignee and presented prior to the start of any specific General Membership, Special or Annual meeting at which the proxy is to be used. Only one proxy vote may be assigned to any one BCHA member in good standing. The maximum number of votes any one BCHA member may have at a meeting is two. The "Proxy Vote Authorization" form is good for only one meeting. Proxy Vote Exhibit "I".

BCHA IS PRIVATE PROPERTY

NO UNAUTHORIZED DUMPING IS PERMITTED

Notice: illegal dumping is occurring on our NE corner of the BCHA

****please report illegal dumping – take pictures if you can****

Only MEMBERS are permitted to dispose of manure or trash in the designated areas

Miscellaneous...

Arena improvements is a hot topic. Please remember the current budget has limited funding for any improvements. We will need to work together to determine what is needed and how to fund it.

BCHA Livestock Pens are available for Member Use Only. Members must apply with the Board and complete a Livestock/Cow Pen Rental Contract.

****Current Status: since we are without a base insurance policy, all liability for livestock is assumed by the BCHA****

New Signs are up around the BCHA. We will continue to post signs where needed. Signs are required for safety, insurance and member information, as well as to abide by NRS statutes.

PROPOSAL FOR MEMBER REVIEW:

- 1). Water Truck Tank Installation**
- 2). Arena Level and De-Rock**
- 3). LED Replacement Street Lights (10)**
- 4). BCHA Equipment Maintenance Contract**
- 5). Additional Arena/Grounds Maintenance Contract**

