

## BUCKHORN RANCH HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 21, 2012 8 am  
Skyland Lodge meeting room

### In Attendance

Ben Somrak - President  
Trevor Maltby – Vice President  
Morgan Weinberg – Secretary / Treasurer  
Wendy Chatham – Association Bookkeeper

Richard Landy, Jerelyn Gott, Sally Hall, Grant Bremer, Sharon Gentry, Nancy Olsen, Spencer & Cathy Low, Amy Weinstein, Mavis & Wendy Kelsey, Bill Myers, Alene & John Davis, Pat & Janet Wiesner

The meeting was called to order at 8:11 and quorum was achieved.

Motion: Ms. Weinstein made a motion to approve the minutes

Mr. Bremer: Seconded

Mr. Landy abstained from voting because he hadn't read them yet.

After reading the minutes, Mr. Landy wanted to go on record to say the chip & seal description was vague. Also, he wanted to note that it was unclear who was on the settlement committee because at the 2011 meeting only nominees were taken and committee members were decided upon later.

Motion: Mr. Myers made a motion to approve the 2011 minutes with those changes

Mr. Wiesner: Seconded

### **Update regarding settlement funds and new development concepts**

The settlement committee consists of Trish Layton, Channing Boucher, and Bill Munholland all of which unfortunately could not attend the meeting. Mr. Somrak told the members that the settlement committee has some big improvement projects for the association concerning signage, entry, and other improvements throughout the subdivision to take place in the spring of 2013.

It was questioned if the association will have to pay an IRS penalty or if there is any time limit in which the money has to be used. Mr. Somrak will investigate.

Ms. Hall requested new signage right away. Mr. Low commented that the entrance looks awful and it was suggested money be taken out of the general fund to remove the weeds and perhaps plant flowers as a temporary solution to help the entrance be more appealing until the settlement committee is ready to move forward next spring.

Much discussion ensued regarding the weed situation at Buckhorn. Mr. Bremer stated that he has sprayed, but they are vigilant. Ms. Hall will ask the adjacent ranch owner who he uses for weed spraying. There was also discussion regarding the watering system at the entrance and whether flowers would live there since they've died in the past. Mr. Bremer stated there is a tap close to the entrance that someone could use to water a couple of times a week. Mr. Low questioned whether we can accelerate the settlement committee. Mr. Somrak informed everyone to leave their e-mail addresses and the settlement committee will e-mail them a plan of what will happen in the spring.

Motion: Mr. Low made a motion to clean up the front entrance for an estimated \$2000.00 to be taken out of the general fund.

Mr. Kelsey: Seconded

Mr. Somrak also informed the membership that effective August 1, 2012, the two filings have now merged and there will be one budget and more importantly all homeowners will be charged \$20.00 a month homeowners dues no matter which filing you are in or the size of your lot.

Mr. Low commented that the association spent about \$30,000 in legal fees to receive \$300,000 in settlement money and questioned if there was any way to recoup this expense. Mr. Somrak stated that the settlement money is earmarked for improvements to the association and he didn't think it likely to get that money back, however he encouraged Mr. Low to write a letter to the settlement committee stating his interest. Mr. Low thought that this was something the board should investigate and Mr. Somrak said the board would follow up with the settlement committee.

#### **Financial Report given by Wendy Chatham, Association Bookkeeper**

As of June 30, 2012 there is a combined total of \$97,113.98 in both bank accounts. In accounts receivable there is \$78,785.00 of which we are likely to receive \$6600.00. Ms. Appleton has placed 10 liens totaling almost \$63,000.00.

In reviewing the 2011 budget versus actual there was \$400.00 budgeted in the landscaping category and \$2160.00 was actually spent – mostly on weed spraying. In the miscellaneous category there is \$1400.00 all of which is bad debts from foreclosures. Additionally, the legal category is over by a little over \$4000.00. There is also an overage in road maintenance by about \$3200.00 which was repairing the damaged portions of the road. However there were saving in bookkeeping and property taxes.

In reviewing the 2012 budget versus actual we are over in accounting fees which includes the 2010 audit performed by McNurlin & Associates. Utilities are also higher than anticipated so both those categories have increased for the 2013 proposed budget. All other expenses are in line with the budget.

## **Election of HOA Board Member**

Mr. Somrak's term on the Board is expiring this year.

Ms. Gott nominated Mr. Low and he accepted the nomination.

Ms. Hall nominated Mr. Somrak and he accepted the nomination.

Much discussed ensued regarding the ability for the membership to increase the size of the board from three to five. If that happened then there would be three vacancies on the board and the general consensus was that there needed to be an odd number of board members in the case of a tie.

Ms. Weinstein nominated herself to run.

A show of hands was used to determine who was in favor of increasing the size of the board with a unanimous vote of 30.

Ms. Chatham passed out the secret ballots and instructed the membership to mark your first choice with a number one, second choice with a number two and so forth. The votes will be tallied soon and the elected candidates will be posted to the website.

## **Presentation and approval of 2013 budget**

There was some discussion in accepting a budget where the income is not accurately reported because of the considerable amount of homeowners not paying their dues. It is estimated that there is potentially \$60,000 that the association will not receive in 2013, therefore not being profitable at all. Ms. Chatham suggested putting in a line item for 'anticipated bad debt' and subtracting that from the income to give us a more accurate financial picture. It was stated that this will give us a negative budget and that would be unattractive to potential buyers. Ms. Chatham will make the changes and post to the website and follow up with a mail in ballot to approve the proposed 2013 budget. It was generally felt that if the association needs to raise dues to make the budget work that this would be acceptable.

## **New Business:**

Mr. Somrak stated he is having Mr. Boucher who handles the association's website, install a news feed button so the board can update information and comments from the board meetings instantaneously.

## **Old Business:**

Mr. Somrak gave an update regarding the Jeffries house that is partially burned. The Jeffries have received a letter from the court stating they have 14 days to demo the house or the association has the right to foreclose on the property.

There was some comment regarding people speeding through the subdivision and that perhaps homeowners should approach this issue with the individuals. Also, it was noted that individuals have been using the forest for recreational vehicles and this is encouraged rather than using the subdivision.

The meeting was adjourned at 10:16 am.