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May 17, 2014

Attendees: Wayne and Nancy Love, Pat Sullivan and Virginia Fike, Brad Edwards, Ann Marie Foster, Donna Brosnan, Sean and Mary Beth Munns, Earl and Mary Ellen Edwards, Mike Dillon, Marcus and Lisa Wilson, Will and Wrenn Williams, Bonnie and Lee Lucas, and Curt and Michelle Zurcher.

Secretary's report

The minutes from September 2013 were approved as submitted.

Michelle reminded everyone liens remain on the following lots: BCF I Lot #7 (Buster, \$1000); BCF I Lot #11 (Tucker, \$1050) and #19 (Berman \$1750). No new information on the tax lien "purchased" for Lot 19 has been provided.

Treasurers' report

Each Treasurer submitted a detailed report for review by those present.

BCF 1 Summary:

- Starting balance \$3,607
- Received 12.5 2014 HOA payments totaling \$4,375 out of 24 lots.
- Received 1.3 2013 HOA payments totaling \$450.
- Spent \$5,466.20 on snow removal and cinders.
- Spent \$3,000 on road repair. (August 2013)
- Ending balance: \$2960.80
- Lot 19 (Kim/Berman) has had a lien placed against it.
- Lot 11 (Tucker) has had a lien placed against it.

(UPDATE: Additional due payments for 2014 have come in since the meeting. The following lots remain delinquent for 2014: Lots 2, 4, 7, 11, 19)

BCF 2 Summary

- Starting balance \$4221.20
- BCF 2, Lot 8 delinquent for 2013 and 2014 dues. Lien to be filed
- \$25 for Sept meeting room rental
- \$3000 Road Maintenance – Sept 2013
- \$6780 for Snow Removal – 2013/2014 season

- Ending balance \$3566.20

Discussion on the fee for snow removal on the 'bottom' road (Sale Barn Rd, along the creek, from BCF2 Lot 1 into BCF1 at the bottom of Goings Hill).

President's report

No special topic areas were brought to the member's attention. Most of the discussion for the meeting was about the favorite topic – Roads.

Old Business

Those present agreed the fee for snow removal of the bottom road connecting BCF1 and BCF2 (\$40) will be split evenly. BCF1 will be responsible to plow down Goings Hill. BCF2 will plow the Sale Barn Rd along the creek to the bottom of Goings Hill.

Members present discussed the issue (and difference between) Road Maintenance and Road Improvements. The removal of heavy snow fall over the last two winters and minimal maintenance has just been covered by the dues. This coupled with the non-payment by owners has left little funds for improvements. Ann Marie Foster provided an option - her son is certified in heavy equipment and if the BCF Association rented the equipment he would volunteer his time. Members thanked her and this may be considered in the spring.

BCF1 agreed to pay for a load of crush and run which will be spread throughout BCF2. This was a good faith gesture for BCF2 paying the entire amount for the plowing in 2013/2014 of the bottom portion of Sale Barn Rd. An additional load of crush and run will be delivered for BCF1 to fill in holes. The farmer at the corner of 219/Sale Barn (Austin Kolb) provided a load of crush and run for BCF1 to fill in holes from our development to the county road. The farmer recognized the wear caused by the logging equipment on the stretch. Those present were thankful for his generosity.

Marcus raised concern over the erosion of Valley Ridge Rd in BCF2 in front of Lot 15 – which is owned by Kirsch's. A screen had been placed over the culvert which became covered with leaves and water was not able to drain through the culvert. The heavy rain in May ran over the road and created very deep ruts. Michelle took the action to contact Mr. Kirsch. (NOTE: Issue was resolved, Mr. Kirsch repaired the road at his expense.)

After much discussion on roads, a motion was made and seconded to increase the dues to \$500 for five years beginning in 2015. (NOTE: Per Gary Sabo, a majority of the votes **RETURNED** are needed for a vote to carry.)

New Business

Earl Edwards provided a sample from his property of the Wolly Adelgid which has infested Hemlocks. Mr. Edwards stated he had contacted the Ag Dept which provided recommendations. Owners can contact Mr. Edwards directly at emeed64@verizon.net for more information. Options include spraying insecticidal soap/horticultural oil onto tree or trenching if tree cannot be reached. Red spruce and white pines are suggested trees if replanting is necessary.

The meeting was adjourned at 10:10 AM.