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September 14, 2013

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Attendees: Pat Sullivan and Virginia Fike, Brad Edwards, Mary Beth Munns, Leroy and Diane Pawlak, Marus and Lisa Wilson, Will and Wrenn Williams, Bonnie and Lee Lucas, and Michelle Zurcher.

### **Secretary's report**

The minutes from May 2013 were approved as submitted.

Michelle reminded everyone liens remain on the following lots: BCF I Lot #7 (Buster, \$750); BCF I Lot #11 (Tucker, \$700) and #19 (Berman \$1400). Mr. Ervin McDaniel contacted Michelle stating he had bought the Tax Lien on Lot 19 and was waiting for the process to finalize and transfer/sale to complete.

Michelle reported she had been in contact with SPECTRA reps about the emergency repair to the gas well at the bottom of Wagner Hill (near common area). Heavy equipment was brought in and our roads were affected – weather also contributed. SPECTRA did a great job returning roads back to the condition prior to the work.

Michelle recommended the dates for the 2014 meeting to be May 17 and Sept 13. There was some discussion that Deep Creek will be hosting the ICF Canoe Slalom World Championships in McHenry. September 17-21, 2014. Please check out <http://deepcreek2014.com/> for more details.

**Update: Per the May 2013 meeting those present moved for a vote to amend the bylaws to allow for a transfer fee when a lot sells equal to the unpaid dues to new owners. Michelle checked with Gary Sabo and this is allowed under Article V, para 5, so no vote will be necessary.**

### **Treasurers' report**

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

BCF 1 Summary:

- Starting balance \$5,427

- Received 3.28 2013 HOA payments totaling \$1175. One owner only paid \$125 out of \$350, thus .28.
- Lots 3, 11 and 19 have not paid (all have liens), and Lot 1 owes \$100.
- Spent \$3,000 on road repair to Sale Barn Rd.
- Account balance: \$3,607.

Note: Outstanding payment to Pat Sullivan for equipment on personal plow equipment used on BCF1 roads (minimizes payment for contracted snow removal). Approved at May 2013 meeting.

### BCF 2 Summary

- Starting balance \$7246.20
- BCF 2, Lot 8 delinquent for 2013 dues.
- \$25 for May meeting room rental
- \$3000 Road Maintenance
- Ending balance \$4221.20

### President's report

Plan for 2014 Road Maintenance was discussed - focus on "Goings Hill". The lack of property care/maintenance was discussed for those lots which are not occupied/visited on a regular basis. The association **will bill owners** for removal of trees etc. A letter will be sent to BCF1 Lot 22 about the trees overhanging. The following names/companies are provided for owner's convenience when looking for tree removal:

Skyline Tree Service and Excavation (Kevin Savage) – 301-746-5249;  
301-501-3055

Doerr Excavating (Scott Doerr) - 301-616-8333

Andy Bachtel: 301-268-3674

Marcus Wilson (owner of BCF 2 Lot 2, he volunteered to help other owners contact a company if needed).

Snow fence – options were discussed including asking the farmer to keep ~four rows of corn which may help cut down on drifting. Will provided insight into if Spruce trees were planted (on the farmers property) that would cut down on snow drifting as well.

Mary Beth raised concern over the speed at which drivers (workers?) travel down Sale Barn road. Owners are asked to mention to guests and workers to maintain a reasonable speed.

## **Old Business**

SPECTRA point of contact. Jacob. 810-223-1695

Mailboxes – Postmaster is collecting listing of property owners who would be interested in having delivery of mail to either the top of Sale Barn Road (where county maintenance ends) or on Bear Creek Forest. SEE ATTACHED FORM.

Options for TV/internet service – No status

## **New Business**

Owners present raised concern over rental of property. Michelle took the action to ask Gary Sabo for clarification on what type (long term, short term) of renting was allowed under the bylaws. **(update: Gary responded with, “any kind of renting is permitted.”)**

Brad Edwards reported seeing a tent on the Tucker property and small amounts of firewood have been removed from his stack. Marcus and others decided to investigate after the meeting.

Pat Sullivan’s arm was lightly twisted and he agreed to continue as President for one additional year. There were no other nominations (from the floor or submitted prior to meeting) for an owner to serve, so the officers will continue for another year.

- President: Pat Sullivan
- Secretary: Michelle Zurcher
- Treasurer, BCF I: MaryBeth Munns
- Treasurer, BCF II: Michelle Zurcher

The meeting was adjourned at 10:01 AM.