

BLE Board Meeting  
December 3, 2016 – 9:00 AM

Board members present: Bob Dixon, Ken Berendt, Eric Flora, Aaron Oglesby, Marge Hickman, Cindy Allgood

Board members with approved absence: Rich Boon

Lot Owners present: Warren Flint, Marty Stevenson, Leah Oglesby, Tim Ratterman, Lancer Cooke

Caretaker present: Mark Larsen

**Agenda**

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|--------------------------------------------------|------------|
| 1. Open Meeting                                  | Bob        |
| a. Roll call of board members and attendees      |            |
| 2. Treasurer's Report                            | Bob        |
| 3. Caretaker's Report –                          | Mark       |
| a. Progress report                               |            |
| b. Equipment update                              |            |
| c. Hiring part-time help for Mark                | Mark/Group |
| 4. ACC Report                                    | Marty      |
| 5. Foreclosure Resolution                        | Group      |
| 6. Covenant & Rule Enforcement Policy            | Group      |
| 7. 2018 Budget Discussion                        | Group      |
| 8. 2017 Board Meeting Dates                      | Group      |
| 9. New Members – tracking and updating our files | Group      |
| 10. Miscellaneous                                | Group      |
| a. Snowplow for ¾ ton pickup truck               |            |
| b. New tires for dump truck \$2,300              |            |
| c. Cameras at both gates                         |            |
| 11. Adjourn                                      |            |

**1. Open Meeting** - Bob Dixon opened meeting 9:00 AM.

- a. Roll Call – Rich Boon's absence was approved unanimously.

**2. Treasurer's Report** (See Financial Statements) Bob/Cindy reported we are in good shape. We still have two members who owe money (\$12,743, 92% of what is owed) and one has been sent to foreclosure. Board ratified Foreclosure Resolution of November 8, 2016, authorizing law firm to proceed with additional foreclosure. It was noted this is the first year the Association has not turned over any new collection accounts for foreclosure. A question was asked about two lots the Association owns that do not pay dues. Bob noted that when the Association can afford to, a building will be constructed on the lot to house heavy equipment.

**3. Caretaker's Report –**

- a. Mark reported on the survey results of Mallard Circle and other areas of question in the community with respect to re-staking some roads and drainage easements. The Minutes from the October 29<sup>th</sup> meeting should have stated that Mallard Circle is a platted road that does not exist. Bob added that he has been in contact with the owner of the survey company who agreed to spend three additional hours (\$140/hour) to more accurately stake the road next spring.

b. Plows are running and Mark is performing constant maintenance. Dump truck has a flat tire and sidewall is cracking on all tires. The cost for retreads is approximately \$2,300. Lancer recommended used tires as another option (less money but more of Mark's time to research and find). This matter can be discussed as a budget item, but don't have to decide today. Loader, backhoe, grader are all up and running.

d. Cabins have been winterized.

e. Part-time help update – Mark has a potential candidate who could start helping on December 19<sup>th</sup>. He continues to pursue looking for somebody to help complete items on his punch list; cabins, fishing, dam work (from State Inspection Report) and other miscellaneous help around community.

**4. ACC Report** – Marty reported on one roof permit approved (Etter 2-62), and status update on temporary sheds. Bob reported that we are pursuing settlement through attorney regarding the installed solar panels.

**5. Foreclosure Resolution** – Foreclosure Resolution was discussed from telephonic meeting of November 8<sup>th</sup>. Five board members participated and all five agreed with the Resolution on 243 Deer Road. The Resolution was affirmed and all six board members present voted 6 YEA, 0 NO and 1 absent with Bob making the Motion and Aaron second. Motion passed unanimously.

**6. Covenant & Rule Enforcement Policy** - Covenant and Rule Enforcement Policy was discussed. Ken moved to approve the Policy based on changes and Marge second. Motion passed unanimously. Policy will be posted on website for owner access.

**7. 2018 Budget Discussion** - Annual budget review was discussed and 2018 budget approved with Bob making the Motion and Cindy second. Motion approving the budget passed unanimously. There will be no dues increase for 2017. The money going into the contingency fund for heavy equipment replacement helps to avoid a special assessment. Bob will talk to Ed Kuiper about putting money into a CD that generates more interest as opposed to leaving it sitting in bank account. Bob asked Mark to look into MagicJack to save on phone bill expenses. Cindy will post something on NextDoor regarding fishing fund donations next year.

**8. 2017 Board Meeting Dates** – Board meeting dates for next year are as follows: February 4<sup>th</sup>, 9 AM, (will address fishing regulations and changes), April 1<sup>st</sup>, 9 AM (Bob will not be in attendance), June 10<sup>th</sup>, 8 AM, July 29<sup>th</sup>, 10 AM (Annual Meeting with BBQ to follow), Sept 23<sup>rd</sup>, 8 AM and Dec 2<sup>nd</sup>, 9 AM.

**9. New Members – tracking and updating our files** – Member list has been updated by Cindy.

#### **10. Miscellaneous**

a. **Snowplow for ¾ ton pickup truck** - Mark can go rest of winter with equipment he currently has for plowing.

b. **New tires for dump truck \$2,300** - Can wait until spring for tires.

c. **Cameras at both gates** - Marge will follow up with Paul Copper on gate camera recommendations. Bob will follow up with Kenny on upper gate status for winter.

11. Meeting adjourned at 11:09 AM