

## MINUTES

**Name of Meeting: Butler Creek Annual Meeting**

**Date: 04/24/10**

**Minutes taken by: Julie Doering**

**Present: Cathy Bailey, Joe Blessing, Julie Doering, Scott McGaffey, Ken Schwartz (see attached).**

| <b>AGENDA</b>                          | <b>DISCUSSION</b>  | <b>RECOMMENDATION/<br/>ACTION</b> |
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| <b>OPENING<br/>MEETING<br/>REMARKS</b> | Meeting was called to order at 9:10 a.m.   |                                   |
| <b>OPENING<br/>REMARKS</b>             | Joe thanked everyone for coming and recognized the board members, block captains, pavilion committee and social committee, as well as Bill Jones for his help with security. Gave an overview of the past year's accomplishments and talked about the damage and resulting expenses from the flood. Talked about removing the trees from the pool because of the damage they were doing to the pool. It was a tough decision, but one that had to be made before the roots did more extensive damage to the filter system of the pool. We painted the parking lot. Repaired some damage to the tennis courts. We may be able to get 10 more years out of the tennis courts before they need to be resurfaced. It will probably cost about \$50,000 to resurface the courts when the time comes. When the pool opens this summer, we will have wi-fi access in the pool and tennis court areas. |                                   |
| <b>ACC OMMITTEE<br/>REPORT</b>         | Ken Schwartz thanked his committee members and explained to attendees the purpose of the ACC. He encouraged neighbors to call him or one of his committee members with any questions.  |                                   |

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| <p><b>OPEN DISCUSSION</b></p> | <p><b>Sharon Cobb:</b> Do we have the reserve back in place? Answer: We have a \$10,000 CD, and \$10,000 in savings. We did this by raising the dues to \$350.00 and spending no money in 2008. When we collect this year's dues, we should have enough to cover the initial costs of the pavilion. Sharon's concern is that we won't have enough money for upcoming expenses. Sharon made a formal request to amend the budget to put aside \$5,000 each year for savings. If we need to do a special assessment in the future because we've spent too much money on the pavilion, we'll need to have 75 percent of homeowners agree to it.</p> <p><b>Pavilion:</b> Carrie talked about the pavilion. It will be 20' x 30' structure and will be in the grassy area between the playground and the tennis courts. We will need to take down the large pine tree to accommodate the construction. The first phase of the construction will include a concrete pad and a roof. Carrie said we will add to the structure in future phases. <b>Jerry Cheek</b> – the proper thing to do would be to have a separate vote so people know what they're really voting on, rather than burying a line item in the budget. <b>Dave Doering</b> – It's not feasible to put every expenditure to a vote. We have trouble collecting proxies every year. We'd never get anything done if we had to have a neighborhood vote every time the board needed to spend money. <b>Jerry Cheek</b> - If you're not trying to hide anything, put it to a vote. The pavilion committee needs to communicate its plans to the homeowners. <b>Donna Woodworth</b> - Neighbors feel that the pavilion line item was slipped into the budget. With an expenditure as big as this one, it needs to be completely transparent. <b>Carrie Jones</b> - Construction would not begin until the pool is closed for the year because of safety reasons with construction materials and kids running around barefoot. <b>Sharon Cobb</b> proposes that we table the pavilion plans until we are able to give homeowners a better roll out of what's going to happen with the pavilion. Also need to consider if the collection of dues will be affected by the</p> |  |
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|   | <p>economy this year. We may collect less money. Plans should be posted at the pool house so neighbors can see them. <b>Howard Siggelko</b> – need a line item every year for the resurfacing of the tennis courts for \$5,000 or \$7,000 so that when the time comes, we’ll have the \$50,000 we need saved up for the resurfacing.</p> <p><b>Shade at the Pool – Connie Stafford</b> – what’s going on with the shade structure at the pool? Scott McGaffey presented the Cool-A-Roo option. <b>Sharon Cobb</b> – will it be vandalism proof? Answer: The minimum height will be 10 feet. The shades will be angled so that balls will roll off. They come with a five year unconditional warranty.</p> <p>Joe Presented new board members: Cathy Bailey, Carrie Jones, Julie Doering, Scott McGaffey, Ken Schwartz, Jerry Cheek, Bob Remkus.</p> <p>Board voted to grant authorization to Jerry Cheek, treasurer, and Cathy Bailey, president to write and sign checks on behalf of the BCHOA.</p> |  |
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| <p><b>QUESTIONS &amp; CLOSING REMARKS</b></p> | <p><b>Meeting adjourned at 10:04 a.m.</b></p>   |  |