

Buena Vista Property Association (BVPOA)

Annual Meeting Minutes

March 3, 2018

Saturday 2 PM, Cassie Community Center

Board members present: Roy Burnstad (president), Frieda Gresham (treasurer), John Petrick (secretary), John Sherill (member at large), Tate Johnson (member at large) and Gary Mayfield (member at large).

- Roy B called the meeting to order at 2:05 pm.
- Roy b welcomed those in attendance. Giving a brief status of work done at Park 1 he thanked the 10 volunteers that helped clean the shoreline and helped with tree trimming at the park. Roy also noted that at least two people routinely pick up trash as they walk in the neighborhood.
- John P read the 5 key items in the minutes from last years annual meeting. A motion to approve the minutes was made, seconded and was unanimously approved.
- Frieda G read the financial statement for 2017.
- A motion was made to accept the financial statement and was seconded by Jim Hamel.

Buena Vista Property Owners Association 2017 Annual Financial Report and 2018 Budget				
	2017 Actual	2017 Budget	2017 Variance	2018 Budget
Income				
POA Dues	\$14,145.00	\$13,040.00	1,105.00	\$14,000.00
Donations -- Parks	697.00	350.00	347.00	400.00
Donations -- Roads	- 0.00	400.00	-400.00	0.00
Donations - Entrance	595.00	0.00	595.00	2,300.00
Bank interest	9.45	10.00	-0.55	9.00
Total Income	15,446.45	13,800.00	1,646.45	16,709.00
Expenses				
PEC	1,660.85	1,900.00	239.15	1,800.00
Property taxes	2,187.37	2,187.38	0.01	2,187.38
Mail/supplies	231.99	800.00	568.01	800.00
Hall rental	80.00	100.00	20.00	100.00
Picnic supplies	693.61	700.00	6.39	700.00
Picnic tables and fans	346.26	0.00	(346.26)	0.00
Post Office rental	35.00	35.00	0.00	35.00
Tax preparation	125.00	150.00	25.00	150.00
Bereavement - flowers	110.00	200.00	90.00	200.00
Road improvements	600.00	1,000.00	400.00	2,000.00
Improvements - parks	8,065.52	1,000.00	(7,065.52)	2,000.00
Fire extinguisher	42.04	0.00	(42.04)	100.00
Improvements - front entry	0.00	12,000.00	12,000.00	9,000.00
Legal	0.00	1,000.00	1,000.00	2,500.00
Liability insurance	945.00	1,100.00	155.00	1,100.00
Stickers B/V	150.00	0.00	(150.00)	0.00
Website	0.00	100.00	100.00	0.00
Total Expenses	15,272.64	22,272.38	6,999.74	22,672.38
Income Over <Under> Expense:	\$173.81	<u>(8,472.38)</u>	<u>(5,353.29)</u>	<u>(5,963.38)</u>
Beginning cash balance	<u>11,764.38</u>			<u>11,938.19</u>
Ending cash balance	<u>\$11,938.19</u>		Projected	<u>\$5,974.81</u>

Bank accounts and balances	
General Fund	\$6,721.40
Legal Fund	1150.22
Entrance Fund	3686.57
Mt. View Rd. Improv. Fund	<u>380.00</u>
Bank balance December 31, 2017	<u>\$11,938.19</u>

- Roy B introduced Jim Luther, County Commissioner for Pct 1. Jim provided an update on the Hwy 29/CR 139 construction project and various other highway project improvements going on in the county. The power pole at the 29/139 intersection was moved in the last two weeks. Jim expects the Hwy 29 project to be completed shortly, weather permitting. He also said that once the highway project is completed the county will begin work on chip sealing all of the county roads within Buena Vista. A resident asked who maintains Mountain View Circle and Jim responded that it was not a county road, therefore not maintained by the county. He said in those instances the residents living along the road are usually responsible for maintenance. The resident stated that repair was needed where Mountain View meets CR139. Jim said they will be glad to look at that as the chip seal project begins. Another resident brought up that there are a few areas along the BV roads where drainage is an issue and hoped that the county will look at those issues as they begin the road repairs. Jim stated that they will look at those issues.
- Roy B discussed the monies donated for the new subdivision entrance once the highway construction has ended. Roy stated that Betty foster had donated \$3000 to the POA earmarked for entrance enhancement. Between donations received from the Oct. BV picnic and those additional donations received when residents paid their annual POA dues the total entrance money increased by \$2585 to \$5585. A resident asked if the entrance was going to be a gated entrance. Roy stated that at this time there were no plans for a gated subdivision entrance. Roy discussed basic entrance design to BV. He also asked for any design or ideas anyone has. He indicated there needs to be good highway signage identifying the entrance.
- Roy B discussed the status of the proposed water system. Corix provided their contract to the PUC. The PUC told Corix that they needed to do a rate change. Corix indicated that a rate change was very expensive for them. Therefore at this time the whole water upgrade project is hold and several other options were discussed. One option was for the POA to build the new water system and then Corix would buy the system from the POA. There are issues with this option as several residents of BV are not part of the BVPOA. Another option would be to pursue possibly getting water via the Burnet water supply. A resident asked about the existing water tanks. Roy stated they were not part of Corix proposal to buy the existing system. Roy B stated that Corix had made a rough estimate to remove the tanks and pump house for \$100K tanks. A resident suggested public pressure including newspaper, radio and tv exposure. Gerry Hayden suggested possibly forming a committee and starting fresh. There was also some discussion about individual residents possibly improving their water own water supply. Some use water softeners, reverse osmosis systems, enhanced filter systems and other methods to improve their drinking water. The discussion of possibly coming up with a petition regarding the water system issues was considered. A motion was made to form a subcommittee to look into what can be done to look into the water system issue. Gerry H made the motion and it was seconded, All present approved.

- A resident asked if the various water system documents that are on the old BVPOA website could be put on the new BVPOA website. John P will look into that and retrieve the documents and put them on the new website. The documents date back over 10 years and provide monthly reports.
- Tate J provided the park status. He thanked all of those that helped with the cleanup along the shoreline of Park 1 when the lake was lowered for maintenance and thanked those that helped with the tree trimming in Park 1 a few weeks later. He also discussed the new pier at Park 1 and how well it has been received. Tate indicated the next project for park 2 will be to clean the shoreline. There are also plans to repair (not resurface) the road to Park 2 (Vista Verde Rd). Roy B discussed this project with a neighbor along the road and they may be willing to help with some of the costs.
- Roy B discussed park issues. We still have those that shouldn't be using the park or the ramp. Rather than confront those you believe shouldn't be using the facilities please contact the board. We will try to enforce the rules but at the same time be lake friendly. There was discussion about putting up cameras with wi-fi connection. Tate J said that that suggestion has been looked into by the BV board in the past. The cost of wi-fi connectivity would be about \$100 per month. At this time there are no plans to install cameras with wi-fi connectivity. Roy B stated the BV board has been discussing the possibility of installing a gated entry into Park 1 to deter use of the park and launch by those not entitled to use the facilities. The thought is that POA members would pay a \$75 deposit to get a key card to allow access to open the gate crossing the park entrance. Roy B says the system would cost about \$7500 which includes installation costs. He stated he has discussed this type system with various people familiar with gated entries and they state that most gated systems are broken and/or in need of various repair. Roy B will continue to talk to other communities with gated systems and will provide updates at future board meetings. Roy B asked for a show of hands as to who would like to have a gated entry at Park 1. There seemed to be minimal concern as by a show of hands only 3 liked the idea and 7 didn't like the idea.
- In an effort to maintain a little more control of the boat ramps access at both parks, Roy B recommended the boat ramp codes be changed the first of each month rather than on an indefinite time frame. Tim Tognetty made a motion to change the codes the first of each month. It was seconded by Jim Hamel. All present approved.
- Roy B said that the minutes of this meeting, once approved by the BV board, will be sent out via email to BV residents.
- Election of board members for 2018. Roy B said Frieda Gressham, John Sherrill and Carleanne Tognetty are leaving the board. Roy thanked Frieda for her many years of serving as treasurer of the BVPOA board. He thanked John for his work with the county relative to the HWY 29/CR 139 construction and providing timely updates to the bv board. He thanked Carleanne for her years on the board and involvement in community activities as well as attending state park meetings about the potential use of the old gold course and updating the status to the bv board and bv members. Roy B stated there was one position open on the board and asked if anyone was interested in filling the 'At large' position. Tim Tognetty volunteered to become a 'member at large'. The proposed new board is:
 - President – Roy Burnstad
 - Vice President – Joel Ottosen

Secretary – John Petrick

Treasurer – John Maciazek

Member at large – Tate Johnson

Member at large – Tim Tognetty

Member at large – Gary Mayfield

Member at large – Gerry Hayden

Member at large – Jim Scott

A motion was made to accept the new board. It was seconded by Jim Hamel. All present approved.

Roy B stated that has been some confusion about electing board members and about how fees are accessed. The board will review by-laws language for both elections and fees.

A motion was made to adjourn the meeting. The motion was seconded and all approved. The meeting ended at 4:10 pm.