

Black Mountain Ranch Homeowners Association

Board Meeting Held on May 29, 2012

Attendees: Bill Fox, Steve Coates, Greg Rossman, Russell West, Joan Rowe and Suellyn Nutt

Bill Fox, Association President called the meeting to order. Bill introduced Russell West as our new board member.

OLD BUSINESS

- Officer's Report: Joan submitted financials and a brief discussion took place regarding movement of money from the association checking account. Steve Coates recommended moving 10K into the money market account until after spring road maintenance is complete. After that, the balance will be moved into a CD.
- There is currently \$1180.00 in delinquent dues, with three (3) owners owing more than two years. One owner has agreed to a "payment plan" and is actively making payments as required.
- Discussion took place regarding the remaining two owners with multi-year past due association dues. We will have an attorney send letters to each, requesting payment in full by August 15, 2012, including the current year dues, interest, and attorney's fees. If not received, we will place a lien on the property for nonpayment.

NEW BUSINESS

- A motion was brought forth to add Russell West as a signer on all the association accounts. That motion was seconded and passed by all board members.
- The board has drafted a Welcome letter to be sent to all new land/home owners. Information will include covenant requirements, suggested renter/guest guidelines, contact list and website information.
- The board will be inspecting all HOA maintained roads and culverts the weekend of June 2, 2012 to determine the needs of spring road maintenance.
- The board reviewed and discussed the current ACC submittals. Contact will be made with the owners that have requested building approval.
- Discussion took place regarding the need to have more specific and formalized ACC guidelines and procedures. The board has begun to develop this process and will have the task complete shortly.
- Next meeting will be the Annual Owners Picnic on August 18. Joan will be sending the annual mailing within the next 2 weeks. This year the picnic will be held at Scott and Cheryl Holub's house on Lot 29 in Black Mountain Ranches (driveway on the west or uphill side of County Road 5 just north of the northern Black Mountain Road intersection). Steve Coates is developing a "reminder postcard" that will be mailed out in late June or early July to hopefully increase our attendance at the picnic.
- No other new business was submitted for discussion

Respectfully submitted,

Suellyn Nutt, Secretary