

2020 HOA MEETING

Roberts Rules- Meeting opened July 18th, 2020

- 2019 minutes were approved with no changes
- Jesse Burchett and Mike Wilke were reelected for their positions

DUES

- 34,000.00 has been collected from past dues
- 3 properties are in foreclosure and 1 was deeded to BMF
- 2 owners can't be located to contact/ no arrangement currently for 5 owners
- 60% of the dues have been collected for 2020/ Late notices will be sent at the end of August
- Email was sent asking for 600.00 in dues for each lot. This was corrected to 300.00 and sent in an email

BUDGET

- Current budget is 122,700.00
- A check was just mailed for 17,000.00 to pay for sealant on the main roads
- Legal fees have gone up to try to collect dues from owners
- Ongoing fees are for the Insurance, grounds, phone for the gate, mailings, road maintenance
- Ongoing fees are about 25,000.00 a year/ 36,000.00 is collected annually

PROPOSED PROJECTS

- Community Center- gaps need filled, pressure washed and stained. Door has been replaced and crawlspace door has been fixed. Septic tank, water, kitchen and bath are options in the future
- Culverts are being replaced on property as needed

- Looking at possibly securing a 300,000.00 loan at 1% to get water to the property
- Due to the Appalachian Wildlife Center, a water tower will be built on mountain drive. BMF will be able to feed off this water tower, but needs to come up with 300,000.00 by Spring of 2021
- Currently, if your property backs to HWY 217, you can get water

PROJECTS COMPLETED IN 2020

- Washout happened early in the year on the roads- culverts were put down along with 84 tons of gravel
- Community building was pressure washed and will be stained very soon
- Gates painted/repainted. Gate repairs were 2400.00 for 2020
- Keypad fixed
- Sealcoat completed/ Roads are the #1 expense for BMF
- The area by the community building was bush-hogged
- Working on automating the back gate/ cost around 9,000.00

ERC

- Acquired all the community areas back from ERC
- ERC is paying 4000.00 a year in dues for 5 years

QUESTIONS FROM HOMEOWNERS

- Any plans for more paving? Yes, on flat areas. Higher areas need gravel.
- Any plans for internet in the area? This won't happen until addresses are changed
- Do we need to hire someone to put in water lines?
- Where will the water tank be? On mountain drive across from BMF
- Is it profitable to foreclose on properties? Yes. People have paid off or paid down their mortgages

-If someone isn't paying dues, do you have liens on those properties? Yes

-Any availability for natural gas lines? No. Developer owns the rights and natural gas wells

Meeting was adjourned- First and Seconded