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## NOTICE

As a landowner it is your responsibility to remove fallen trees on your property. Immediate attention must be given to those trees which are obstructing the roadways and drainage ditches.

If you are not able to visit your property please contact Michelle Zurcher, [zurcher@verizon.net](mailto:zurcher@verizon.net) or 410.353.5780 and she can assist you in making arrangements with a service provider.

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### Meeting Notice

Sept 15, 2013  
9:00 am  
Accident Fire Hall

### Standing Agenda:

Secretary's report  
Treasurers' report  
President's report  
Old Business  
Road Maintenance  
New Business  
Nomination of Officers

\*\*\*Topics added as submitted\*\*\*



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May 18, 2013

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Attendees: Wayne and Nancy Love, Pat Sullivan and Virginia Fike, AnnMarie Foster, Earl and Mary Ellen Edwards, Leroy and Diane Pawlak, Marus and Lisa Wilson, Will and Wrenn Williams, Bonnie and Lee Lucas, Michelle and Curt Zurcher, and Tom and Angela Wright.

### **Secretary's report**

The minutes from Sept 2012 were approved as submitted.

Michelle provided a recap of the liens which have been filed with the Clerk of Courts via Gary Sabo: BCF I Lot #7 (Buster, \$750); BCF I Lot #11 (Tucker, \$700) and #19 (Berman \$1400). Michelle reported that Lot #19 was sold at county auction (May 2012) for back taxes and the potential owner has made contact. We have no recourse on those dues. Gary Sabo stated to Michelle via email that the county's claim must be satisfied before all other lien holders. Those present discussed the option of amending the by-laws to allow for a transfer fee to be added when delinquent lots are sold. Michelle will contact Gary Sabo to move forward with this action. Owners will need to formally vote and approve an amendment.

Michelle reported that BCF 2, Lot 8 was also up for county auction. They are delinquent for 2013 dues.

Secretary will be submitting an expense report for postage (\$18.90 per mailing. The mailing in May 2012 included SASE). BCF 1 and 2 to split. \$25 Fee for room today paid by BCF2.

### **Treasurers' report**

Each Treasurer submitted a detailed report for review by those present.

BCF 1:

Received 17.28 2013 HOA payments totaling \$6,075. One owner only paid \$125 out of \$350, thus .28.

- Lot 19 (Kim/Berman) has had a lien placed against it.
- Lot 7 (Buster) has had a lien placed against it, but paid this year's dues. They still owe \$750.
- Lot 11 (Tucker) has had a lien placed against it.
- Spent \$3,820.04 on snow removal and cinders.
- Spent \$624.25 on new snow fence.
- Spent \$350 on tree removal from roads from November storm.
- Spent \$75 on labor for taking down the snow fence. (May 2013)

Account balance: \$5,427. MaryBeth recommends a budget of \$4,000 for snow removal for 2013/2014 winter. We came extremely close to running out of funds this year.

Pat Sullivan stated he plowed (as in the past) this year in addition to what the contracted company performed. His equipment needs repair and those present from BCF 1 agreed he should be reimbursed for the cost of the repairs to the plow.

BCF 2:

#### Summary of Dues Received

- 19 of the 20 owners have paid. Email send to Mr. Hames owner of Lot #8 about payment. Michelle noted there was a disconnect last year with his mailing address and was hopeful he would pay the dues.
- \$6650 received and deposited

#### Status of Expenditures

- \$700 for tree removal from roads from November storm.
- \$4330 for snow removal
- \$25 for room rental and \$18.95 for checks

Account balance: \$7246.20

#### **President's report**

Discussion of the Hurricane Sandy storm and the vast amount of clean up the Property Owners are responsible for performing. It was noted that the by-laws provides for the Association to perform the cleanup and bill the owners.

Road maintenance for 2013 was discussed and it was noted that at our last meeting in Sept, Wagner Hill would/will receive grating and repair. Pat has spoken with the George B who is logging his land just outside of the BCF 1 entrance. George will drive through the BCF community and if there are fallen trees from the Hurricane Sandy storm that he can harvest, he will contact Pat or the owners. Those present agreed this is a viable was of cleaning up the community.

Mr. Earl Edwards noted there were lumber near his property that was left from the snow fence and anyone is welcome to claim.

### **Old Business**

Marcus – Make contact with new Spectrum point of contact. No status provided.

Marcus – Mailboxes on Bear Creek Road. No status provided.

Pat – Still investigating options for TV/internet service.

### **New Business**

Pat Sullivan stated he will not be seeking a nomination in the fall to remain as President. As a reminder the current officers are:

- President: Pat Sullivan
- Secretary: Michelle Zurcher
- Treasurer, BCF I: MaryBeth Munns
- Treasurer, BCF II: Michelle Zurcher

The meeting was adjourned just before 1000 AM.