

BUCK LAKE WOODS PROPERTY OWNERS ASSOCIATION, INC. ANNUAL MEETING MINUTES
SATURDAY, JANUARY 28th, 2023 – 11:30 AM
Held at: 1400 Canadian Geese Trail

The meeting was called to order at 11:30AM, with a social starting at 11:00AM. Several emails and text messages were sent out to all members on the email/text list for Buck Lake Woods. Packets were mailed out to the entire membership fourteen days prior to the meeting. Signs were posted on both sides of Antler Drive 2 days prior to the meeting. Board members present: Annette Sorne, President; Barbara Shanaghan, Vice-President; Monica Brady, Secretary; Tom Heath, Alternate; and via conference call, Chad Curry, Treasurer. All members signed the roster and roll was taken. With conference calls in to the meeting, twenty (20) lots were in attendance and the quorum was met. Nineteen (19) proxies were collected.

All members introduced themselves. The board was introduced.

A member expressed condolences to Carol Griffith with the passing of a member and board member Harold Griffith. Carol will be selling her home, and members present expressed their sadness and gratitude for their contributions to the neighborhood.

Oliver Austin was thanked for moving the Antler Drive bulletin board so that it is easier to be seen.

The 2022 financial report/ income expense schedule and minutes were provided. These handouts will be mailed/mailed to the entire membership. If you would like to be added to the email distribution list, please let Annette know.

The Financial Report/Income Expense Schedule and Future Expense Schedule for 2022-2025 were reviewed. The current loan balance is \$65,005.73 and on schedule to paid in full at the end of 2025. Canadian Geese is scheduled to be sealed this year. A&R Outdoors Services recommended monthly service from March – November for \$250 each month; this is the same price we are currently paying but will be easier to keep up. Annette will contact Jack Kelly, road contractor, as to the frequency of when the road sealer should be administered on each road. **A motion was made and seconded to approve the financial report. The motions passed unanimously.**

Reading of Annual Meeting Minutes: A motion was made and seconded to waive the reading of the minutes. The motions passed unanimously.

New Business:

- Geese – Carol Griffith is moving and has donated the geese and box to Association, so, the geese will need to be moved and kept up by the neighborhood now. Barbara Shanaghan agreed to be responsible for dressing the geese each season. By March 1st, need volunteers to relocate to island area.
 - o Oliver Austin, III along with one of his sons volunteered to help Annette to help make arrangements. The Brady's are looking into solar power options and plaque in honor of The Griffith's. [NOTE: Tom Yarbrough and Oliver Austin agreed to move the Geese and box to possibly the center island of Antler Drive either the 2nd or 3rd week of February.]
- Paint bulletin board – Oliver moved it, now needs to be repainted. Dark paint was suggested.
 - o Brady's offered paint and make arrangements with Oliver to make sure it gets painted.
- Debris @ bus stop – need volunteer to cleanup.
 - o Brien said he would take care of it.
- Front sign needs to be repaired and repainted from branch that hit it during December/January storms.
 - o Chad Curry volunteered to fix and update it.
- Reflectors need to be replaced along the "T" at the intersection of the 3 roads. Posts need to be repositioned, too.
 - o No volunteers yet

Amendment to the Declaration of Covenants and Restrictions: Chickens: A motion was made and seconded to allow up to ten (10) hens on each lot and they must be contained within a member's lot and no roosters allowed. A fine of \$50.00 a month for violations. Yes = 37, No = 2. The motion passed.

Road Work Discussion: A motion was made and seconded to keep the Annual Assessment of \$350.00 per lot after the current loan is paid off until enough funds are collected to expand, create, and/or pave the cul-de-sacs at the end of Canadian Geese and Yearling Trail and create additional pull-offs (at least one more on Yearling and two on Canadian Geese). This will require extension of current paving on Canadian Geese to cul-de-sac area and a survey to ensure within POA right-of-way. Trees will need to be removed on Yearling. No special assessments or loan options considered at this time. An estimate will be requested when closer to ready to proceed. **The motion passed unanimously.**

Nomination of the 2023 Board: The 2022 Board members agreed to remain on the Board if the association approves. Annette asked if any members wished to join the Board. **The motion was made and seconded that the current Board be elected for the next year. It was seconded. The motion passed unanimously.** The 2023 Board will be: Annette Sorne, Barbara Shanaghan, Monica Brady, Chad Curry, Tom Heath and Oliver Austin, III.

Carol Griffith spoke how she loved living in our neighborhood, and Harold's passing in 2022; they made our neighborhood a happier place and will be fondly remembered. Carol would love to keep in touch with us, reach out anytime.

The meeting adjourned at 12:25PM.

General Reminders: PLEASE NOTE: MEMBERS, PLEASE ADVISE YOUR RENTERS, FRIENDS AND RELATIVES WHO DRIVE OUR ROADS: THE SPEED LIMIT ON OUR 3 ROADS IS 15 MILES PER HOUR. WATCH FOR CHILDREN AND PETS. AND, PLEASE DO NOT PASS ON ANY OF OUR ROADS. THANK YOU!