

**BUCK LAKE WOODS PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**SATURDAY, JANUARY 25<sup>TH</sup>, 2025 – 11:15AM**  
**HELD AT: 1400 CANADIAN GEESE TRAIL**

The meeting was called to order at 11:15am. Several emails were sent out to all members on the email list for Buck Lake Woods. Packets were mailed and emailed 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, Chad Curry, Treasurer; Tom Heath, Alternate, and Oliver Austin, Alternate. All members signed the roster and roll was taken. With conference calls in to the meeting, 18 lots were in attendance and the quorum was met. 24 proxies were collected. All members introduced themselves. The board was introduced. **The Financial Report/Income Expense Schedule and Future Expense Schedule for 2024-2029** was reviewed. The current loan balance is \$24,140.78 as of 01/25/2025 and on schedule to be paid in full by February 2026. Chad pointed out that there is an error in the spreadsheet formula. `Loan details were also in error and will also be fixed prior to mailing out the post meeting packet. Expenses were discussed for last year and future years including road sealing of all 3 roads. Assessments will remain \$500.00 (350.00 Regular Assessment and \$150.00 Special Assessment) per lot until loan is paid in full (through 2026). Currently the regular assessment will drop to 350.00 after loan is paid. Discussed cul-de-sacs project, 3 pull offs (2 on CG and 1 on Y). Current projections show more money will be needed for the project. Annette read the motion passed in 2023 for the cul-de-sac project. A special assessment was discussed to add on for the project. Discussion ensued. A loan is another option. We can also call a Special Meeting as we get closer to the project **A motion was made by Oliver Austin III and seconded by Jim Valentine to keep the 150.00 special assessment in 2027 until the cul-de-sacs and pull-offs are completed to have enough money for the task. The motion failed: Yes: 16 lots; No: 24 lots. A motion was made by Barbara Shanaghan and seconded by Chad Curry to approve the 2024-2029 Financial Statement, including edits that will be made prior to mailing the post meeting packet. The motion passed: Yes: 38 lots; No: 2 lots. Reading of 2024 Annual Meeting Minutes: A motion was made Jim Valentine and seconded by Dan Papka to approve and bypass the reading of the 2024 Annual Meeting Minutes. The motion passed unanimously. New Business/Discussions:** Annette asked if there were any concerns about the roads/right-of-ways: Carol Meyer is concerned about the overgrowth at the "T" at Antler and Yearling, turning right. Lisa Barry expressed the same for the turn from Antler to CG. Hard to see around the curves. Annette shared our budget does not allow for extra work like this, until the loan is paid off. Annette suggested a crew of members do the work. Many expressed a desire to help. She will send out an email about it. Annette asked if we could pay for a text service, because members are not reading the Buck Lake Woods emails. Members do not want to pay for a text service at this time. **Nomination of the 2025 Board:** The 2024 Board members agreed to remain on the Board, except for Tom Heath, who wishes not to run this year. Annette asked if any members wished to join the Board. Jim Valentine's son Josh agreed. **A motion was made by Tom Heath and seconded by Jim Valentine to approve the Board for 2025. The motion passed unanimously.** The 2025 Board will be: Annette Sorne, Barbara Shanaghan, Monica Brady, Chad Curry, Oliver Austin, III, and Josh Valentine.

**Annual Assessment of \$350.00 plus a Special Assessment of \$150.00 per lot (\$500.00) now due for 2025; Invoices will be mailed and emailed. PayPal is an option to pay Assessments: search for Annette Sorne in PayPal and make sure "Friends and Family" is the payment option. Installment Agreements are also an option. MEMBERS, PLEASE ADVISE YOUR CHILDREN DRIVERS, 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. PARENTS OF CHILDREN WALKING AND BIKING ON THE ROADS: PLEASE ASK THEM TO WALK ON THE SIDE OF THE ROADS AND NOT IN THE CENTER OF THE ROADS. A motion was made by Barbara Shanaghan and seconded by Dan Papka to adjourn the meeting. The motions passed unanimously. The meeting adjourned at 12:15 PM.**