

Blumenau Homeowners' Association 1 and 2
33rd Annual Meeting Minutes: Saturday, July 27th, 2013

Meeting was called to order at 1:14 pm

A quorum was determined with 28 Properties represented in person and 48 proxies.

Note: Minutes were provided in mailing and at the meeting. Upon arrival, Homeowners were asked to read the minutes as they would not be read aloud unless questions were presented. No questions were presented, therefore the minutes were not read and thereby were approved.

1. Mike Hess welcomed Homeowners and confirmed that it has been a "quiet" year!
2. Mike Hess briefly discussed water issues
 - a. Hess briefly explained the water decree's requirement to report water usage – emphasized the state requirement for each property to install and report their water meter reading so the BHA can submit an accurate and timely report.
 - i. Part time residents: Please read your meter on the last day you are at your property prior to November 1st. Please add it to a closing up list. It is your responsibility to establish your own reminder to report. It is a timely and costly process to track down delinquent reports.
 - ii. Full time residents: Please read your meter on November 1st and your report is due by November 8th.
 - iii. Residents who have not visited their property this year must still submit a report – the HOA does not know if you have or have not.
 - iv. The meter reading can be submitted via our website: <http://blumenauhoa.com/water-reporting/>
 - b. Hess made himself available after the meeting to explain details of the past water decree compliance issues.
 - c. Hess assured that we have plenty of water for release to be in compliance with our state obligations.
3. Mike Hess discussed By-law changes that occurred as a result of the affirmative 2012 vote to revise the Declaration of Protective Covenants.
 - a. By-laws: Article 7
 - i. 1:a established annual dues: increased from \$15 to \$30
 - The \$15 annual dues was established in 1976.
 - Due to the BHA's recent push to get in compliance with the governing Water Decree, the BHA had to purchase equipment, pay for its installation, and incurred legal fees to both research the homeowner's rights and defend the homeowners interests.
 - The signs have been painted but require further upkeep
 - The BHA has to create a reserve in case of lawsuit
 - Question: is there a limit of time that Vicki Livingston can sue regarding water storage rights.
 - Answer: No. Unfortunately, in America, one can sue at anytime.
 - The BHA has expressed interest in saving towards creating cisterns in the BHA area.
 - ii. 2 & 3 established fines and fees for delinquent dues and non-compliance issues
4. Mike Hess addressed a question regarding whether there is any fire plan in place due to cell phones not working well in the BHA area.
 - a. There is not a Fire Plan in place. Homeowners are welcome to sign up for code red alerts at the Custer County website.
 - b. Hess, himself, purchased a scanner to learn of all sorts of alerts. He recommended to do the same to the homeowners, as well as getting to know your neighbors.
5. Election of Officers
 - a. Mike Hess was willing to continue as President. Bonnie Mowry was willing to continue as Secretary/Treasurer. All Board members were willing to serve another year.
 - b. There were no additional volunteers.
 - c. The current Board were recognized and thanked
 - d. Tom Frostman moved to re-elect the current Board by vote of acclimation. Mike Day seconded the motion. Vote was unanimously in favor.
6. Miscellaneous
 - a. Homeowners were reminded that Cal Leslie, as Vice President, must receive all building plans for approval. The County will not generate a building permit without Leslie's verification.

Meeting was adjourned 1:46 pm