

Bull Canyon Ranches Property Owners Association Meeting

December 12, 2010 17:00 GMT

Attending: Jim McDonell, President, Eileen de Castro, Eugenia (Genie)Haynes and Alan Beekman . All members attended via telephone.

Meeting called to order.

Minutes of the past meeting had been previously approved via email.

Grazing An overview of the Grider Lawsuit regarding grazing rights and payments was give by Jim McDonell. The litigation is now settled, signed and filed. Jim plans to give a full accounting to the membership in his Letter from the President that will be sent out in January 2011.

Roads and Equipment The Case 855D Track Loader that was purchased by the POA was discussed. The condition of the equipment is deemed excellent and has already been put to work. The contractor, Beau Lamb, reported to Jim that the roads are now all driveable and in good condition except the access route to Spur road 33-41 (Moonglow Trail). Beau will continue to work on Sunset Trail however the portion of the Loop which was previously washed out is now passable with a 4-Wheel drive vehicle. More will be reported in the Letter to the President.

Insurance Genie Haynes will check with our insurance provider on our liability coverage and evaluate if any additional coverage is necessary. (We currently have Directors and Officers Insurance as well as Liability Insurance) Renewal is March 1, 2011. Genie will make sure our new PO Box is listed on the policy. BCRPOA P.O. Box 1041, Boylston, MA 01505

Finances We currently have \$22,622.71 in our accounts. We have another \$1,000.00 which should clear this week. Outstanding accounts payables include 700.00 for legal fees, 9K for Grazing settlement, and \$1,500 for our road contractor.

Board agreed upon fees to be charged to the membership:

Late fee 35.00 Interest 9% Lien placement \$11.00 per page 1st page 2.00
additional pages Lien release \$9.00 first page, 2.00 additional pages
Insufficient funds \$35.00 plus bank fee of \$12.00 Transfer fee \$125.00.

Website Until further notice Genie will take responsibility that relevant documents (minutes, Letter to the President, updates, membership contact information) post to our website.

Annual Meeting It was agreed that the BCRPOA annual meeting will occur on Saturday, July 2, 2011 in Santa Rosa (place to be announced)

Hunting Eileen brought to the attention of the board that many ranches place advertisements in the Guadalupe Communicator to the effect that hunting is not allowed on their properties. Board decided to investigate sharing an ad with Pintada. Eileen to find out details and also call Dept of Wildlife to see if BCR has any allotted hunting licenses. Further investigation needed.

Liens Liens on properties in arrears with the POA will continue to be placed on delinquent owners. When payment occurs the liens will be released.

Future Communications Eileen to send out 2011 POA dues invoices. It is asked of members that dues be remitted before January 31, 2011. The minutes and Letter from the President to be sent out in January.

Meeting concluded at 19:30 GMT

Minutes recorded by Eileen deCastro Dec 13, 2010