

**Bass Lake Ranch Members Corporation
Annual Meeting Minutes
March 3, 2007**

Directors: Reba Taylor, President-Chairman; Ed Soltes, Vice President; Al Kalb, Treasurer; Kenny Brower, Secretary (Resigned); Ed Soltes, Interim Secretary; Jim Pierce

Introduction and Welcoming Remarks *Reba Taylor* 5th annual meeting -

Opening Song: **All Hail King Jesus**

Opening Prayer – *Bill Taylor*

Original Christian Purpose for Bass Lake Ranch – *Bill Taylor*

Introduction of new members – *Reba Taylor* (Alphabetically) – Dennis and Marilyn Crandall – Lot # 312, Dave Elbert Lot # 210, Joe and Sharon Guarrera, Lot # 106, John and Loyalann Hidalgo, Lot # 220, Ted and Elaine Holland, Lot # 317, Henry and Shirley Richmond, Lot # 405, Michael and Georgia Tomczak, Lot # 211, and Bill and Barbara Webber, Lot # 314.

The board was asked to provide a directory to members listing both the husbands' and wives' names.

Roll Call – *Ed Soltes: 24 members present, with 2 additional members sending in mail-in ballots and 2 members mailed in proxies. Total lots represented were 34. Bill and Reba Taylor had 23 (19 unsold RV lots and 4 lakeview lots) for a total of 57. 2/3 is 39.*

Reading of Notice of Meeting – *Ed Soltes*

Minutes of Last Meeting – *Ed Soltes (HANDOUT): (Motion: Massey, second Holdcroft, approved)*

Treasurer's Report – *Al Kalb (HANDOUT): (Motion: Praskey, second Jean Pierce, approved)*

Architectural and Building Control Committee Report – *Jim Pierce and Ed Soltes*

Jim Pierce, Chairman, Ron Oas, Bill Taylor, and Dora White – (replacing Al Kalb after resignation)

Jim indicated to the members that was a busy year, and read the list of members who had submitted applications to the ACC. Jim requested that he be relieved of the chairmanship of this committee for the next year. He was officially thanked for all of his hard work.

Ed Soltes – New Procedures effective December 12, 2006. (HANDOUT): Ed distributed copies of the new procedures, effective on March 12, 2006, which detail what can and what cannot be signed by ACC committee members and board members. Members of the ACC will now only approve what is permitted, and any application which deviates from the guidelines or their intent will be related to the board for discussion and resolution. Considerable discussion followed until all members present understood the nature and purpose of the changes.

Grounds and Maintenance Committee Report – *Herb Praskey: Ed Soltes, Chairman, (replacing Herb Praskey (resigned from the board), Herb Praskey, Walt Massey and Bob Brady: Herb related mowing and other maintenance needs and action over the past year. He indicated that the roads are especially bad now because of the drought conditions over the past year. The new tractor with the belly mower, purchased in 2006, mows faster and better than the other. A maintenance schedule has been implemented: run tractors every month, generator every month.*

Joe Guarerra suggested that the septic lots be identified in some way (fence? rope?) so that contractors coming in for various needs (even the propane truck) be aware of their location and not run over them. Perhaps some paperwork indicating same should be given to all and any contractors coming to the ranch.

The secretary thanked Herb for his hard and faithful work this past year, especially since he had had several health issues which would have deterred most others from serving in this capacity.

Promotion and Marketing Committee: *Ed Soltes, Chairman, Sylvia Paul, Jim Pierce, and Tracy Collom: A good number of lots were sold his year. Reba brought a box full of brochures and members were asked to take them and distribute them (people, notice boards) where they can be seen and read. Ed Soltes will work with Reba Taylor to add detail to the Bass Lake Ranch website. www.basslakeranch.org*

Trash- *Additional trash container has been placed at the front part of the ranch for convenience and added capacity.*

Second Lot Purchase - *90% of membership by mail ballot voted to Amend Article II Par 2.04, Restrictive Covenants, Membership Assessment, to state that additional lots purchased by members shall be assessed 1/2 of the annual assessment if they qualify as approved by the membership and now described in the amendment.*

New Business:

Reba Taylor: Thanks to each of you who had served on the board or on committees this past year

Dues to remain at \$400.00 per year or \$40.00 per month.

Maintenance: *Board will appoint new Maintenance Committee for 2007*

Mowing: *The board will approve two people to do the mowing, and in exchange will exempt their yearly dues.*

Road work *The board will ask the newly appointed Maintenance committee to do a feasibility study on incoming road to the RV park, and the middle street in the park. Also other roads and right of ways need to be considered for upgrading.*

Architectural Control Committee – *to be appointed by new board.*

Community –

Potluck dinners to continue on second Saturday of each month – contingent on circumstances. Please contact the chairman of this committee if you are interested in helping.

Community Prayer meeting with devotional each Tuesday morning at 10:00. Thanks to B. A. Patton who has faithfully brought the devotion. This is a good time of fellowship when we share with each other in a Christian atmosphere.

Chaplain – Herb Praskey has done an excellent work as chaplain of our association.

Game Night -Tuesday evenings have been designated as game night. Lots of fun, fellowship, and snacks.

Questions sent in to be discussed:

*Al Kalb -**Dumpster size increase:** Al indicated that he had contacted the company serving our solid waste disposal needs sometime not long ago, and they did not have any larger dumpsters at that time. He will check other companies for their suitability to serve our needs.*

*Jim Pierce – **Professional Speed limit signs:** Jim indicated that he had a contact that would make professional speed limit signs for about \$100. The membership was interested in pursuing this idea.*

*Ed Soltes – **Who is to bear the cost of the roads ? :** Our By-Laws (Purposes 1.01. (a)) state that the corporation is "to provide for the periodic inspection, maintenance, preservation and construction or replacement, as necessary, of all common areas, including streets, of Bass Lake Ranch" ; Members can also vote to install streets, and to upgrade existing streets by apportioning each member the cost of said street in front of their lot under 8.04. (c).Special Assessments.*

On the other hand, several members insist that the cost of the road improvements should be born by Bill and Reba Taylor. No discussion was had on this topic. However, the new board for 2007 will study several approaches to improving the roadwork both in the RV park and in front of the lakeview lots, and present the results to the members for discussion and resolution.

*Reba Taylor –**Are there any liens on any of the leased property? – No, What happens if something happens to Bill and Reba Taylor? How does this affect the Lease-holders?:** Bill and Reba have stated in their wills that they have issued Lifetime Leases on certain parts of Bass Lake Ranch. These are to be honored in their death as they are in their lifetime. The Bass Lake Ranch Members Corporation has a copy of these leases on file, and you each have one to prove that you own the lease. It is also stated that the commons grounds are to be available for use by the corporation.*

*Ed Soltes - Introduction of nominees: Tom Abrahamsen, Brian Holdcroft, Walt Massey and Wanda Massey.
Reba Taylor - Request for additional nominations. None.*

Election of two directors – Three year term to replace outgoing Directors Herb Praskey and Reba Taylor and to fill the one year remaining in Kenny Brower's term. Elected: Tom Abrahamsen and Brian Holdcoft for 3 year terms, Wanda Massey for 1 year term.

Walt Massey – On the passing of Pauline Valadez, and the desire to honor her by erecting a seat with appropriate plaque on the site where she enjoyed fishing in Ball Lake.

Next Board Meeting Schedule- March 1, 2008 -

Closing Song: All Hail the power of Jesus' name

Closing Prayer - Herb Praskey – also bless the lunch which was made and served by Walt Massey and his committee.

Adjournment – RebaTaylor