

2006 BEHA Activity Summary

November 20, 2006

Many of you are probably wondering what happened with the analysis of the survey conducted last spring, and why the annual meeting was not held. The answer is the Board dropped the ball, and did not act in an effective or timely fashion. We apologize for this, and we have taken action to ensure that next year will prove more effective and responsive.

Annual Meeting

The annual meeting is scheduled to occur the first Monday of November. For the meeting, the Board of Directors is to prepare an agenda, a proposed budget, and send an announcement at least 15 days prior to the meeting. We did not get the preparation and mailing out on time.

The Board finally meet last week, and decided that we will not conduct an annual meeting in 2006. We felt that given the upcoming Holiday season, getting a meeting organized with proper notification was not reasonable. In addition, given the 2006 survey results, we have no pressing issues that require a membership vote.

Per the By-Laws, the 2007 assessment will remain the same as the 2006 assessment. The 2007 assessment of \$75 will be mailed the 3rd week of January 2007, with payments due by March 1, 2007.

Association Information Distribution

We have had many requests for copies of By-Laws, meeting minutes, and other association material. We have also had requests for notification of when board meetings will occur. To make association material more readily available we have set up a web site. The annual cost of the site is under \$100 per year, and the savings in producing copies and mailing will more than offset the cost of the web site. If you do not have Internet access, just let us know.

The web site is up and operating, and will have periodic updates. For example we are in the process of collecting and posting past meeting minutes and other association documents. We have posted the convents, By-Laws, and other documentation.

We have also posted the dates of upcoming board meetings on the web site. Board meetings are open and you are welcome to attend. Just contact any board member a week before the posted meeting date to confirm the location.

As part of the web-site we have available "beha.ws" email accounts. If you are interested in using one, please contact Tom Asp at tom.asp@beha.ws or at 531.1739.

The web site was set-up and maintained by Kevin Schmidt on a volunteer basis. Please check Kevin's work out at www.beha.ws

Survey Results

The complete set of histograms and analysis can be viewed on the web site, www.beha.ws.

The survey results indicate a range of responses from

“Develop the Park, but don't spend any money”

to

“Start maintaining what we have and stop trying to add to the park”

In either case, the result is the same, keep the association in a maintenance mode.

The surveys did indicate some concerns that members would like the association to address. However, many of the concerns raised in the survey are not under the associations' authority (speeding, dogs barking, car storage, etc.). These need to be dealt with neighbor-to-neighbor or by calling the appropriate local authorities. The association does not have the authority to resolve issues between neighbors.

Treasurer Report

The complete Treasurer Report can be viewed on the web site. In summary, our account balance as of 11-19 is \$8,051.68 and individual fund balances are:

Lake Access & Fence Maintenance Fund	\$ 6,000.00
Park & Entrance Maintenance Fund	1,000.00
Contingency	311.68
Operating Fund	500.00
Estimated Remaining 2006 Expenses	<u>240.00</u>
	\$ 8,051.68

LuEllen Jacobson has the thankless job of collecting the assessments each year. Please show her courtesy by sending in your assessment fees on time and eliminating the need for the Treasurer and other board members of becoming bill collectors. When you receive the assessment, please submit your payment. In addition to a second mailing, which adds costs to association operations, last year we had to make phone calls to over 20 members multiple times in the collection process.

Also, when late fees are applied, they are applied according to the By-Laws. If you do not pay the assessment on-time, a late fee is applied, and a given board member does not have the authority to waive the late fee.

Park Mowing

Jeff Stone managed the mowing team again last summer. Thanks to Jeff's efforts we received many complements on how well the grass is filling in and overtaking the weeds. We hope Jeff continues this valuable service.

We will recruit a mowing team again this spring. If your daughter or son is looking for summer income, please contact Jeff or Tammy Stone for further details.

Association Entrance Signs

In the surveys, the number one maintenance issue was the entrance signs. Thanks to the work by Bob and Diane Warner we made substantial progress by cleaning the brick and painting the signs. Next spring the bushes will be removed and the area around the brick will be seeded.

Lake Access

Scott Converse continued his role in spear-heading the maintenance of the boardwalk. Maintaining the boardwalk on a regular basis saves on major repair bills in the future. Please thank Scott and the other volunteers for their maintenance efforts and deploying/removing the pier.

Suggested Activities

If you have any suggestions for association activities or actions that should be considered, please contact myself or another board member (the web site has a list of the board members and contact information).

Board Openings

Six board positions will be open next fall. Please let me know if you are interested in becoming a board member.

2007 Activities

The core purposes of the association and board functions are:

- Per the By-Laws – Direct the maintenance of the common properties (park, lake access, entrance signs, and fence at the end of Lakeside Drive)
- Per the By-Laws - Assess and collect fees for above maintenance,
- Per the By-Laws - Keep the membership informed of status of activities and budgets, and
- Per the covenants- Regulate proposed fences and out-buildings.

The 2007 activities will focus on the above items.

Again, we apologize for the late response and failing to hold the 2006 annual meeting.

Sincerely

A handwritten signature in blue ink, appearing to read 'Thomas Asp', with a stylized, cursive script.

Thomas Asp
President
531-1739
tom.asp@beha.ws