BLACKSMITH LAKE

PO Box 426 Belfair, WA 98528



ASSOCIATION
NEWSLETTER
December 2017

Dear Blacksmith Lake Lot Owners,

Greetings, neighbors! Well, we've survived the better part of another winter, and thankfully, we've had much milder weather. Our road, although still somewhat damaged from last year, was less impacted thanks to the better weather.

Our fall meeting was held October 18, 2017, at the Timberland Library in Belfair. In attendance were three officers and a quorum of lot owners. The meeting was led by Greg Denton in the absence of President, Kevin Boyle.

Minutes from the April meeting were read and approved as was the treasurer's report given by Jody Tief. The budget for 2018 was also approved at that time.

Tracy Denham volunteered to do the 2017 audit. Elections were held, and Claudia Charlton was elected to replace outgoing first vice-president, Greg Denton. Our gratitude goes out to Greg for his many years of service, hard work and dedication to our road maintenance organization.

Participation in pot hole filling parties was discussed, and it was voted on by the members present that the parties would be publicized and a volunteer list created when a date is chosen to do the work. The turnout for the first party was terrific with more than a dozen people lending a hand (or a shovel). The group effort paid off.

During the meeting, the main topic was the actual maintenance of the road; options on how to improve it; and costs incurred by doing so. We all travel the road multiple times a week, and we all feel the impact that the poor conditions have on our vehicles, not to mention our patience. 2017's winter was terrible. The thaw ruined the road and made it almost impassable. Several cars were stuck and had to be towed out by trucks. Many people have expressed that it's time to get in line and up to current road standards. Frustration levels are running high. The meeting proved to be a terrific forum for members to express that frustration and for all of us to consider the options for improvement.

It was decided that a survey be submitted to get feedback on options for going forward. At this time the options being considered are to maintain the gravel road with

efforts to re-build the highly impacted areas as we are able; to privately chip seal the road; or to go with the idea of working toward becoming a county road.

The survey includes estimated costs and any other impact the work would have on the membership.

What is really important to remember is that we are all in this together. At this point in time, our dues average out to \$10.00 per month. You can't buy lunch for that or even one latte per week. Our dues barely cover the materials and expenses that we have. Some of us are on fixed incomes, and a dues increase may not be welcome, but we really do need to consider that the cost of materials and labor (contracted work) does not go down, nor is it fixed. That said, the labor at work parties is mostly volunteer. We see many of the same faces out there year after year, shoveling gravel. We did get a lot of good help in November, and hopefully that will continue because the folks who've been at this over the years are getting tired. There are 110 lot owners, and barring those who have physical issues, the rest of us can do our share by getting our hands dirty, too.

If the survey indicates people would like to explore options for improving the road, we will hold a special meeting to discuss each option in greater detail. At that time, we'll have a firmer handle on actual costs and how those costs would break down to each lot owner. We encourage everyone to attend that meeting with any and all questions or concerns that you have. The date and time of the meeting will be forthcoming.

There are pros and cons with each method on the survey. There is no "one size fits all", and the board values everyone's thoughts. Any assessments or votes will be in accordance with our bylaws, so saying yes on a survey just gets the discussion started. Any major changes will occur in compliance to bylaw procedures and not without proper authority from the association.