BLACKSMITH LAKE

PO Box 426 Belfair, WA 98528



ASSOCIATION NEWSLETTER Spring, 2018

Dear Blacksmith Lake Lot Owners,

Happy Spring! I hope this letter finds each of you and your families in wonderful health and enjoying the beautiful weather that we've been blessed with lately.

Our spring meeting was held April 26, 2018, at the Timberland Library in Belfair. In attendance were three officers and a quorum of lot owners. The meeting was led by the President, Kevin Boyle. Minutes from the October meeting were read and approved as was the treasurer's report that had been submitted by treasurer, Jody Tief. It was reported that the audit had been completed by Tracy Denham. It was reported that the books and accounts were in order.

Nominations for positions on the board were opened. Steve Zemzick, 2nd V-P, whose term is up, volunteered to run for secretary. Nominations for president and 2nd vice-president will continue to be open until the fall meeting when elections will take place. There are members of the board who have served for ten or more years. The reason for this is because there are no other people willing to serve.

The board members shoulder much responsibility regarding the road conditions and work done. Many community members express appreciation for the job the board does, however they are also the sounding board for complaints and criticism. As community members, we have the right and duty to question and complain as we feel necessary. That said, it is also our duty to be part of the solution to those complaints. This should include a willingness to serve on the board; involve yourself in work parties and participate at meetings in respectful and productive manners. Thank you to all who do this. Your participation and assistance are both valued and appreciated.

We have one hundred eleven (111) voting entities (lots) in our community. Every single one of us drive our roads daily. Yet, only 42 individuals returned the surveys that were sent out last winter. Of that, 59% indicated that they would like a change in the road either by chip seal or paving. 41% indicated that they would prefer to maintain the gravel road. Based on those numbers, and an approving vote by those present at the meeting, a special meeting will be held at the Timberland Library on June 1, 2018, at 6:30 p.m.

At this special meeting, we will discuss the different options for road improvement. This is an informational meeting and will include costs, and timelines. This will not be a forum for complaints, rather an opportunity to ask questions and receive information regarding the options. NO DECISION will be made at this meeting. It is possible that the members present at the June 1st meeting will pass a motion to place the paving/chip seal option on a ballot for the fall meeting. It is more likely that another special meeting will be held.

In other business, a proposal for the increase in dues to \$180 per year, (Which is an increase of \$5.00 per month) was presented at the spring meeting in accordance with our by-laws. Regardless of how we proceed with the surface of the road, costs of materials, equipment and labor have increased. A mail in ballot will be sent to each lot owner prior to the fall meeting. Voting on the increase will take place at the fall meeting. "This assessment will be levied only if approved by 75% of lots in good standing voting before and/or during the September meeting." (Section 1, BLRA Bylaws) Each lot owner may vote one time for each lot owned. If you have not paid your dues, you are not in good standing. If you don't vote, your voice on this matter won't be heard.

According to the bylaws, as stated above, 75% of the people who vote, can make that change. If there are a total of 40 votes, then 75% of 40 is all it takes. If this is something that matters to you, you must vote.

There is much to do. We need everyone's help and support. We have a common goal to make our road as safe and drivable as possible without "breaking the bank." Please watch for the ballots as we near the end of summer. Please consider running for a board position. You are more valuable than you think and can be a great asset. It's also a wonderful learning experience.

Sincerely,

Your BLRA Board

Kevin Boyle	President	360-372-2521
Claudia Charlton	Vice-President	360-205-3553
Steve Zemzick	Vice-President	
Steve Anderson	Secretary	NA
Jody Tief	Treasurer	360-372-2417