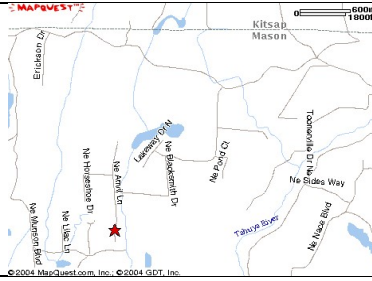

BLACKSMITH LAKE

PO Box 426
Belfair, WA 98528



ASSOCIATION NEWSLETTER Fall 2019

Dear Members,

The regular fall meeting of the BLRA was held at the Timberland Regional Library in Belfair, on October 24, 2019. There were twenty-five lots represented in person and seven represented by absentee ballot.

The meeting was called to order; minutes of the last regular meeting and the special meeting held in June were read and approved. The treasurer's report was submitted and approved.

Under Old Business, the three proposals to amend bylaws were passed. Invoices for 2020 maintenance fees will be mailed out at the end of the year and will reflect the new amount of dues, \$200.00. Once the amended bylaws have been typed, they will be posted on the website (www.blacksmithlake.com) where you can read, download, and print it.

Under New Business, a motion was made and seconded to invite lots from the mailboxes to Bear Creek-Dewatto road, to join the association. A committee was formed, with Toni Overturf as chair, to prepare the letters and look into the necessary codes needed to comply with county regulations.

Other New Business included a request for a proposed 2020 budget. The proposed budget is included with this letter. Please read through it and indicate your approval at the bottom of the page and mail back to us at PO Box 426, Belfair, WA 98528 or email it to blacksmithlakeroadassoc@gmail.com

As you can see, work on the road has begun. IT IS VERY IMPORTANT that you observe the 20 mph speed limit on this road. Speed kills the road. If you take deliveries from UPS or FedEx, please remind the drivers to slow down. If you have friends who drive heavy trucks, motorcycles, or other recreational vehicles, please remind them to slow down. There are several residents who drive very fast on our road. Please slow down!

A big thank you to all who attended the meeting and who continue to show an interest in our community and our road. Thank you to Lidie Durbin, whose loan of her laptop made this letter possible.

Remember to keep your eye on our website for new documents and all sorts of fun information.

Sincerely,

Your Road Maintenance Board



Blacksmith Lake Road Maintenance Proposed budget for 2020

Estimated Funds:

Bank Balance (checking) on 10.24.19	\$ 3,978.58
Bank Balance (emergency fund) on 10.24.19	\$ 5,677.15
Estimated dues that should be received in 2020**	\$ 19,508.09
Estimated Funds available Total	\$ 29,163.82

Estimated Expenses:

2019 Fall Maintenance Expenses balance due	\$ 2,518.20
2019 Crushed rock material	\$ 1,300.00
2020 Snow removal	\$ 3,000.00
2020 Admin Expenses	\$ 500.00
2020 Estimated Maintenance	\$ 12,000.00
2020 Crushed rock material	\$ 4,200.00
Estimated Expenses Total for 2020	\$ 23,518.20

Reserve Balance, aka Emergency Fund (Est. Funds less Est. Exp.) **\$ 5,645.62**

***Estimating 94% of homeowners full payment less already prepaid*

