



**Long Term Planning Committee Report  
October 7, 2020**

**Robert Forsberg and Cathy Faughnan as Committee Co-Chairs**  
[robertf@bigelkmeadows.org](mailto:robertf@bigelkmeadows.org) & [secretary@bigelkmeadows.org](mailto:secretary@bigelkmeadows.org)

**Charter:** The purpose of the LTP exercise was to support budget planning for 2020-21 and beyond, by identifying necessary or desired community projects, estimating their associated costs, and establishing a relative priority of funding. Further revision of both categories and priorities is expected to occur as additional feedback is provided by the board to the committee.

**Members:** Bob Forsberg and Cathy Faughnan as Committee Co-Chairs and Members as Patrick Gill, Bill Tolle, Paul Flanagan, Paul McDaniels and Curt Loomis.

**Meeting:** Committee meeting held on October 7, 2020.

- Committee member C. Loomis reviewed the presentation on options to improve the entry road that will be presented to the BEMA Board on October 17, 2020. The presentation was well received by Committee members with supportive comments provided. C. Loomis will get out a final version by October 12, 2020.
- Committee has made good progress in getting data regarding the costs to develop and plat lots.
- A local survey contractor was contacted by B. Tolle for an estimate to survey lots on Cedar Dr. The contractor who has performed a lot of work in BEM estimated \$4,200 for services.
- C. Loomis contacted five builders to see if they would be willing to build spec homes on the vacant lots and four said they were interested and wanted to be kept in the loop. Those that responded positively were: Aldrich, All County, Vision Construction and Earth Built Construction. Three of the companies have built in BEM before and know the area. Committee agreed in moving forward to focus on working with two builders. B. Tolle and C. Loomis will communicate with the builders to determine the type and size of home each builder would consider constructing.
- Committee continues to work on the costs to develop lots based on County requirements and the six steps involved with the process. B. Tolle and P. Gill are gathering information and will see if platting in phases will accommodate expenses or if this process would increase the cost and how doing so impacts the tax bill for new lots.
- P. Gill and C. Faughnan continue working on the Lot Sale Presentation for the Board. Committee believes the presentation will be ready for the November BEMA Board meeting.
- Committee held discussion on the Transaction/Transfer Fee paid at closing when a property in BEMA is sold. It was agreed increasing the Transaction/Transfer Fee to 1% of the sale price may be a good source of income for various projects throughout the Meadows. Some committee members were in support of the increase and some had concerns but agreed that if the increased fee is implemented, the funds be directed to capital projects. Discussion held on who would pay the fee, buyer vs seller. Committee will recommend the increase to the Board and suggest implementing the fee at the beginning of the next fiscal year if voted on and approved by the Board. Board discussion on this topic is recommended for the October 17 Board Meeting. In preliminary discussion, some Board members would rather see the increased fee implemented in early 2021. Through research, the Governance Committee found that other HOA's have implemented such a rate to raise funds which is allowable as per State statutes; and as per BEMA's Declaration and Agreement of Protective Covenants a fee increase can be done by a vote of the Board.
- Committee discussion on the Policy for Special Assessments and how to apply these assessments to the sale of a new lot. The Committee agreed including the Special Assessments in the sale price of a BEMA lot with the cost of the lot and Special Assessments being detailed in a purchase contract for the lot would be wise. Lot pricing would range from \$80K to \$120K and include past Special Assessments but *not* include the tap fee currently at \$29K. In subdividing existing lots owned by current members, as per the Policy, Special Assessments to date would be paid to the Association at closing of the property and would not include the tap fee.
- B. Tolle stated he is working with B. Heisterkamp to learn how many members own multiple lots and to better understand the Special Assessment Policy and how this pertains to those members should one of those lots be sold. Committee understands the Governance Committee is currently working on an update of this Policy to adhere to today's standards.

Next meeting will be held prior to the November Board meeting and will review the Lot Sale Presentation.