

© 2014 Buckskin Heights Road Association
2011 Annual Meeting Minutes
Buckskin Heights Road Association
August 21, 2011
4:00 pm at the Stahl's, 13914 Otter Rd.

Board Members:

Present: Rick Stahl, Eric Warrington, Steve Brown, Dick Dixon, John Appelman

Association Members: 19 lots were represented by end of meeting

Quorum present? Yes

Proceedings

Meeting called to order at 4:30 p.m. by Rick Stahl, President

1. Welcome – Attendance and review Agenda

The Agenda was reviewed and roll was called by Rick Stahl and representatives from 19 lots were present.

2. Adoption of Minutes from the 2010 Meeting

The minutes were reviewed and Rick Stahl called for a vote and all agreed to accept them as written.

M-S-C (Paul Hesson 1st and Peter Weber 2nd) Approved the minutes as presented.

3. Grader Sale

The road grader was sold to Tri-County Parts in October 2010 for \$1,500.00.

4. Treasurer's Report

Steve Brown handed out and reviewed the BHRA Treasurer's Report. Steve reviewed all of the line items on the budget and balance sheet.

- \$2900 total outstanding dues from property owners over past two years.
- Liens have been filed.

M-S-C (Sue Weber 1st and Kathy Bucknum 2nd) Approved the Treasurer's report as presented.

5. Road Grading & Road Conditions

A list from Bucknum Grading, LLC was distributed to members outlining the hours (147 total) and work performed on the road from January through December.

- Steve Bucknum explained the damage and repair work done following the heavy rains.
- Steve also gave a status update on road base suppliers. The property containing the roadbase (at the bottom of the mountain) was sold and the current owner wanted to sell the entire supply to one bidder. Steve proposed BHRA consider purchasing the roadbase, which would equal a 10-year supply at current levels.

6. Gate Report

- The controller board went out on the gate but we had a spare on hand, which Bob Faris installed. Bob also purchased another board as back up, because this is the part of the gate most likely to fail.

7. **Update on Community Wildfire Protection Plan (CWPP)**

Dan Glanz discussed the recent meeting and presentation by Larimer County regarding the Crystal Fire. Dan reiterated the importance of property owners doing fire mitigation, and added that they would be submitting an application for a grant for chipping this year.

8. **Nominations for BHRA Board**

Three positions need to be filled for the next year. Louis Smolic's, Steve Brown's and Dick Dixon's terms are ending. Members nominated the following individuals to fill the three open positions: Sue Weber, Tom Carroll, John Appelmann.

9. **Open Floor for Road Association Related Items**

- Revised BHRA by-laws approved last year were officially recorded with the county.
- Considerable discussion ensued re: Steve Bucknum's report and road base proposal.
 - The roadbase pile was estimated at \$69,000.
 - Members discussed previous practice of loaning the association funds.
 - A straw poll indicated that of the 19 properties represented at the meeting, enough were willing to participate in loaning funds to consider the proposal.
 - The board decided to form a committee to investigate further.
- Lee Shropshire made a complaint re: debris left on his lots (#14 and #22).
- Paul Hesson reminded members of the fine art of "rock tossing" to get rid of rocks when members are driving the road.
- Mary Ann Long inquired about the auction signs. They are for a foreclosed property on Otter Road.

10. **Next Meeting:**

The 2012 Annual meeting will be held on Sunday, Aug. 19, 2012 at 4:00 pm.

M-S-C (Kathy Merlo 1st and Dick Dixon 2nd) Adjourned the meeting.

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Buckskin Heights Road Association Treasurer's Report

2011 Annual Meeting

Budget And Expenses

Category	2010 Budget	2010 Expenses	2010 Difference	2011 Budget	2011 Expenses 1/1--8/21	Remaining in Budget 8/21-12/31/11	Projected Expenses 1/1-3/31/2012
Insurance Premiums	\$1,350.00	\$1,177.00	\$173.00	\$965.00	\$0.00	\$965.00	
Grader Operator	\$8,325.00	\$8,625.00	(\$300.00)	\$9,000.00	\$6,200.00	\$2,800.00	\$2,250.00
Office Supplies	\$250.00	\$143.27	\$106.73	\$200.00	\$74.44	\$125.56	
Legal Fees	\$200.00	\$75.25	\$124.75	\$200.00	\$111.00	\$89.00	
Misc Expenses	\$200.00	\$138.61	\$61.39	\$275.00	\$155.99	\$119.01	
Bank Fees	\$0.00	\$327.00	(\$327.00)	\$0.00	\$0.00	\$0.00	
Interior Roads	\$2,125.00	\$2,125.00	\$0.00	\$1,384.00	\$1,149.11	\$234.89	
Road Base	\$9,200.00	\$9,200.00	\$0.00	\$9,500.00	\$7,218.03	\$2,281.97	
Totals	\$21,650.00	\$21,811.13	(\$161.13)	\$21,524.00	\$14,908.57	\$6,615.43	
Emergency Fund	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	

End of 2010 balance (combined savings and checking)	\$9,261.11
Total Dues Collected 2011	\$18,600.00
Dues collected for 2010 in 2011	\$420.00
Late Fees for 2011	\$60.00
Interest earned in 2011	\$4.38
Road Base Reimbursement by Homeowners	\$1,680.00
Expenditures to date in 2011	\$14,908.57
Total Operating Budget for the remainder of 2011	\$15,116.92

Operating Capitol, Checking Acct, August 21, 2011	\$10,095.40
Operating Capitol, Savings Acct. August 21, 2011	\$5,021.52
Total of Checking and Savings, August 21, 2011	\$15,116.92

Buckskin Heights Road Association Treasurer's Report

Status of Budget – August 21, 2011

Liquid Assets:

- | | |
|--------------------|-------------|
| ○ Checking Account | \$10,095.40 |
| ○ Savings Account | \$5,021.52 |

Total Liquid Assets: \$15,116.92

Reserved Assets:

- | | |
|---------------------------|---------|
| ○ General Emergency Fund: | \$5,000 |
|---------------------------|---------|

Total Reserved Assets \$5,000

Budgeted Outstanding:

- | | |
|-----------------------|-----------|
| ○ Insurance Premiums: | \$965 |
| ○ Grader Operator: | \$2,800 |
| ○ Office Supplies: | \$125.56 |
| ○ Legal Fees: | \$89.00 |
| ○ Misc. expenses: | \$119.01 |
| ○ Interior Roads: | \$234.89 |
| ○ Road Base: | \$2281.97 |

Total Budget Outstanding: \$6615.43

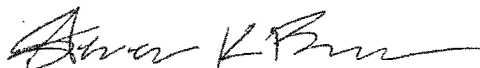
Grand Total Balance: \$3501.49

(Liquid, less Reserved, less Outstanding)

Outstanding Dues and Late Fees: 2010 -- \$1380; 2011 -- \$1520

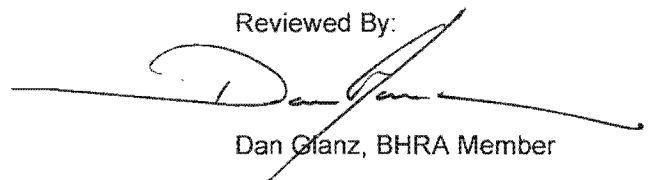
= \$2900 for the past two years

Respectfully Submitted:



Steven Brown, BHRA Treasurer

Reviewed By:



Dan Glanz, BHRA Member