

© 2014 Buckskin Heights Road Association
2012 Annual Meeting Minutes
Buckskin Heights Road Association
August 19, 2012
4:00 pm at the Stahl's, 13914 Otter Rd.

Board Members:

Present: Rick Stahl, Eric Warrington, Sue Weber, Linda Bilsing, John Appelman

Association Members: 20 lots were represented by end of meeting

Quorum present (min. 10 lots)? Yes

Proceedings

Meeting called to order at 4:20 p.m. by Rick Stahl, President

1. Welcome – Attendance and review Agenda

The Agenda was reviewed by Rick Stahl and roll was called by Linda Bilsing. Representatives from 20 lots were present by the end of the meeting.

2. Adoption of Minutes from the 2011 Meeting

The 2011 annual meeting minutes were reviewed by Eric Warrington and Rick Stahl called for a vote and all agreed to accept them as written.

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

3. Treasurer's Report

Sue Weber handed out and reviewed the BHRA Treasurer's Report. It consisted of 1) the audited 2011 expenditures/income report and 2) the Board-approved 2012 budget and updated actual expenditures/income. Sue reviewed the line items on the 2012 budget update and balance sheet.

Rick Stahl called for a vote and all agreed to accept the Treasurer's report as written.

M-S-C (Paul Hesson 1st and Lee Shropshire 2nd) Approved the Treasurer's report as presented.

4. Road Grading & Road Conditions

Eric Warrington presented the road report.

- Bucknum Grading, LLC spent 140 hours grading.
- We did not have the washouts this year that we experienced last year. This means there is more money for roadbase. We are placing crushed asphalt this year, with roughly 60% below the gate and 40% above. We have applied 31 loads below the gate so far this year, with the rest to be completed this fall.
- Bucknum Grading will also be clearing ditches on interior roads. Eric noted that many trees that were blocking ditches have been trimmed. Thanks to Dick Dixon, Charleen Ferra, John Appelman, and Greg Nelson for helping to clear Raccoon. Thanks also to Max McGowan for clearing ditches on Raccoon and Otter.
- Thanks to Eric Rice and Dan Glanz for clearing culverts below the gate. Thanks to Mary Anne Long for filling in pot holes!
- Volunteers from 4 lots bought extra road base last year. Thanks to the Carrolls for buying 3 loads, Rick Stahl / Chris Gianakas for buying 1 load, the Rices for buying 1 load and the Geisicks for buying 1 load.
- Thank you to Paul Hesson and Eric Warrington for cleaning up the graffiti last year also.
- All this volunteerism makes a huge difference!

Steve Bucknum gave a report also. He feels the road is getting in good shape as the recycled asphalt hardens. More rain will help. Because the asphalt is holding up well, he won't need to work those areas as often. He recommends we extend the culvert on the lower part of the meadow curves (he has the culvert already). He also recommends continuing to place 40 – 45 loads of recycled asphalt each year. He will be able to hold Bucknum Grading's price the same despite rising fuel costs.

5. Gate Report

Eric Warrington gave the gate report. Two people have had issues with the keypad working intermittently. Bob Faris is looking into it. Andrew Michler said the batteries are nearing their end of life, and cost approximately \$800.

6. Update on Community Wildfire Protection Plan (CWPP)

Dan Glanz stated there was lots of good communication and community support during the High Park Fire, and good mitigation efforts by many people all year. The competition for grants is very steep, and we did not get a grant for 2012. He reminded everyone about the CWPP meeting for the community on Sept. 12. Thanks to Kathy Merlo for setting up the Airset communications!!!

7. Open Floor for Road Association Related Items

- Rick Stahl stated he is renting a chipper if anyone wants to pitch in. This is not a board-sponsored activity. He is also seeking help on clearing trees from ditches.
- Kathy Merlo requests that people use bcc: when sending emails to the community from your own email software instead of cc: for privacy concerns. In Airset, you should choose bcc by selecting "Hide recipient list".
- Lee Shropshire reported last year that someone had placed junk on his property, and he thanked whoever cleared it off.
- Thanks to Eric Warrington for removing abandoned vehicles from the Otter / Woodchuck intersection.
- Lynette McGowan reminded everyone about the Buckskin Heights history project. Contact her or Paul Hesson about submitting your stories and photos.
- Terry Schuyler asked about the process for raising dues. No motion to raise the dues at this time.

8. Nominations for BHRA Board

Three positions needed to be filled for the next year. The terms of Rick Stahl, Eric Warrington and Linda Bilsing would be ending. Five members were nominated: Dan Glanz, Eric Warrington, Terry Schuyler, Rick Stahl, and Chuck Pettee. Per the by-laws, voting was conducted according to Robert's Rules of Order. Sue Weber moved, JoAnne Hesson seconded, and a majority of members approved that we conduct the voting by paper ballot. Members elected the following people by majority votes: Dan Glanz, Eric Warrington, Terry Schuyler.

9. Next Meeting:

The 2013 Annual meeting will be held on Sunday, Aug. 18, 2013 at 4:00 pm. Location TBD.

M-S-C (Penny Pettee 1st and Paul Hesson 2nd) All agreed to adjourned the meeting at 6:13 pm.

Buckskin Heights Road Association 2012 Annual Meeting Budget Update

EXPENSE/INCOME SUMMARY

NOTES

Category	2011 Actual Expense & Income	2012 Approved Budget	2012 Actual Expenses & Income 1/1/12 to 8/15/12	2012 Projected Expenses & Income 8/15/12 to 12/31/12	2012 Projected Total Expense & Income
Bank Fees	\$3	\$10	\$6	\$0	\$6
Gate Maintenance	\$236	\$100	\$155	\$0	\$155
Grader Operator	\$11,559	\$9,200	\$6,155	\$3,200	\$9,355
Grant Expense	\$0	\$0	\$0	\$0	\$0
Insurance	\$979	\$1,000	\$0	\$1,000	\$1,000
Legal/Financial	\$131	\$450	\$398	\$31	\$429
Mailings	\$89	\$75	\$171	\$20	\$191
Miscellaneous	\$0	\$100	\$0	\$0	\$0
Office Supplies	\$87	\$100	\$33	\$10	\$43
Road Base	\$5,578	\$14,000	\$8,525	\$7,000	\$15,525
Homeowner Road Base	\$1,680	\$0	\$0	\$0	\$0
Signs & Culverts	\$0	\$0	\$0	\$0	\$0
Expense Subtotal	\$20,342	\$25,035	\$15,443	\$11,261	\$26,704
Dues & Late Fees	\$20,032	\$22,400	\$23,738	\$240	\$23,978
Interest	\$7	\$7	\$3	\$2	\$5
Grant Income	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$21	\$0	\$74	\$0	\$74
Homeowner Road Base	\$1,680	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Income Subtotal	\$21,740	\$22,407	\$23,815	\$242	\$24,057
Cash Flow Balance	\$1,398	(\$2,628)	\$8,372	(\$11,019)	(\$2,647)

Projected 2012 Road Base Expenditure (\$15,525) at \$275/load will provide about 56 loads (31 spread, 25 left), compared to 52 loads in 2008, 55 in 2009, 43 in 2010, 33 in 2011

2012 Actual Dues & Late Fees Income (\$23,738) was greater than budgeted because outstanding 2010-2012 dues/late fees for several bank foreclosures were paid.

2012 Projected Cash Flow Loss (\$2,647) is offset by the 2011 checking ending balance (\$5,635); see projected 2012 ending balance below.

ASSET SUMMARY

Category	2011 Ending Balance	Budgeted 2012 Ending Balance	Actual Balance on 8/15/12	Projected 2012 Ending Balance
Checking Balance	\$5,635	\$3,007	\$13,914	\$2,988
Savings (Emergency) Balance	\$5,024	\$5,031	\$5,027	\$5,029
Total Assets	\$10,659	\$8,038	\$18,942	\$8,017

Projected 2012 Checking Ending Balance (\$2,988) is the 2011 ending balance (\$5,635) minus the net projected 2012 cash flow loss (\$2,647). It includes about \$1,600 for Jan/Feb 2013 grader operator contract; \$100 for Jan 2013 dues mailings; \$300 to avoid bank fees; plus a \$1,000 margin of error.

Buckskin Heights Road Association Treasurer's Report for FY2011

With BHRA 2012 Budget (Approved 1/7/12)

EXPENSE/INCOME SUMMARY

Category	2010 Actual	2011 Budget	2011 Actual	2011 Difference (Budget-Actual)	Approved 2012 Budget
Bank Fees	\$0	\$0	\$3	(\$3)	\$10
Gate Maintenance	\$19	\$0	\$236	(\$236)	\$100
Grader Operator	\$10,750	\$9,000	\$11,559	(\$2,559)	\$9,200
Exterior Estimated 75-80%			\$10,160		\$7,200
Interior Estimated 20-25%			\$1,399		\$2,000
Grant Expense	\$12,000	\$0	\$0	\$0	\$0
Insurance	\$965	\$965	\$979	(\$14)	\$1,000
Legal/Financial	\$75	\$200	\$131	\$69	\$450
Mailings	\$143	\$0	\$89	(\$89)	\$75
Miscellaneous	\$0	\$275	\$0	\$275	\$100
Office Supplies	\$0	\$200	\$87	\$113	\$100
Road Base	\$9,200	\$10,884	\$5,578	\$5,306	\$14,000
Exterior Estimated 60%			\$3,232		\$8,400
Interior Estimated 40%			\$2,346		\$5,600
Homeowner Road Base	\$0	\$1,680	\$1,680	\$0	\$0
Signs & Culverts	\$0	\$0	\$0	\$0	\$0
Expense Subtotal	\$33,152	\$23,204	\$20,342	\$2,862	\$25,035
Dues & Late Fees	\$19,320	\$17,280	\$20,032	(\$2,752)	\$22,400
Interest	\$7	\$7	\$7	\$0	\$7
Grant Income	\$12,000	\$0	\$0	\$0	\$0
Remote Control Sales	\$0	\$0	\$21	(\$21)	\$0
Homeowner Road Base	\$0	\$1,680	\$1,680	\$0	\$0
Sale of Old Grader	\$1,500	\$0	\$0	\$0	\$0
Income Subtotal	\$32,827	\$18,967	\$21,740	(\$2,773)	\$22,407
Cash Flow Balance	(\$325)	(\$4,237)	\$1,398	(\$5,635)	(\$2,628)

Proposed 2012 net cash flow loss **(\$2,628)** is offset by 2011 checking ending balance **(\$5,635)**; see asset summary below).

ASSET SUMMARY

Category	2010 Ending Balance	2011 Ending Balance	Projected 2012 Ending Balance
Checking Balance	\$4,244	\$5,635	\$3,007
Savings Balance	\$5,017	\$5,024	\$5,031
Total Assets	\$9,261	\$10,659	\$8,038

Projected 2012 checking ending balance **(\$3,007)** is the 2011 ending balance **(\$5,635)** minus the net proposed 2012 cash flow loss **(\$2,628)**. It includes \$1,600 for Jan/Feb 2013 grader operator contract; \$100 for Jan 2013 mailings; \$300 to avoid bank fees; and \$1,000 margin of error.

Fiscal Year 2011 Data Respectfully Submitted for Audit by:

Suzanne Weber

Suzanne Weber, Treasurer August - December 2011

On Behalf of Herself and

Steven K. Brown, Treasurer January-August 2011

Reviewed by:

Daniel Glanz

Daniel Glanz, BHRA Member

Eric Warrington
Eric Warrington, BHRA Member &
Vice-President, BHRA Board of Directors