

Buckskin Heights Road Association Meeting Minutes

Tuesday, June 5, 2018 ▪ Weber Residence, Otter Road ▪ 7pm

ATTENDANCE

Board Present: David Gaudio, Airn Hartwig, Paul Hesson, Darin Johnson, Kevin Stewart, Sue Weber
Community Members: Steve & Sherry Stinnett, Mary Ann Long, Rick Stahl, Matt Hartwig, Glen Heeney

CALL TO ORDER: The meeting was called to order at 7:07pm.

AGENDA – The agenda was approved as distributed:

- A. Secretary's Report
- B. Treasurer's Report
- C. Road Report
- D. Gate Report
- E. Community Water Tank Status Report
- F. Other

SECRETARY'S REPORT

- The minutes of the Board meetings on March 27, 2018 was approved by email. They will be posted on the BHRA website.
- The amendment to the BHRA Bylaws to require mailing poll for dues changes was approved by mail poll. The results are attached.

TREASURER'S REPORT: See the attached Treasurer's Report from Treasurer David Gaudio. There are 7 properties with dues outstanding – 2 are chronic problems, 2 are selling, 3 are pending. No bills have been paid thus far this year. We anticipate \$10K or less for spring grading completed, including crushed concrete on Raccoon included. Crushed concrete in front of Tanner property on Otter Rd will be paid by homeowner. A motion was made by Airn Hartwig to approve the Treasurers report. It was seconded and **approved.**

ROAD REPORT

- VP Airn Hartwig reminded us that we had budgeted \$10K this spring to reshape the road with crowning, ditches, drainage. From the gate down, Foster reshaped ditches, open cutouts to allow water off the road. On Otter and Raccoon, drainage was also a focus. Raccoon got 2 loads of crushed concrete. Drainage was also a priority for Upper Otter. Tanner will reimburse the Association for 4 loads crushed concrete dropped in front of that property.
- Maryann Long commented that the grader operator did a wonderful job on Raccoon.
- Darin Johnson pointed out that there are more problem areas on Raccoon where organics hold water. Otter has similar problem.
- Update on purchase of Buckhorn Church asphalt later this summer: Airn Hartwig expects that the parking lot milling will result in 20-40 truckloads – we are only paying for trucking. It will be spread from the saddle area on lower Otter down. Airn estimates that we will be paying \$100/hr for trucking, so about \$50-60 per load. \$2.4K maybe, plus grading by Justin Foster – he will work directly with Coleson about delivery. Airn recommends that it be spread it as a gravel, not thickly, blending it in with existing surface, especially on lower Otter. Grader \$1.5K/day, maybe \$2,500. There is a 3/3 split on the Board about how to spread asphalt, thin or thick. Over mud, want to mix it in. On the rest we need to have a conversation about each section.

- We should have about \$15K left after church materials are spread:
July – grading + 12 loads concrete material \$7,500
August – grading + church material \$5K
Sept/Oct – grading \$1,500, maybe Woodchuck grading/material
December – grading \$1,500
February – grading \$1,500
- Concrete vs Asphalt Issues – Kaufmann has had good quality crushed concrete, but they are out for the summer. Bevins is better than FC with respect to pieces of porcelain. Kaufmanns is closer. Airn likes the concrete – it doesn't washboard or harden and make potholes. The Board generally agrees that concrete is good for above the gate on the materials drops this summer.
- Rick Stahl pointed out that the Board needs to make reasonable decisions about materials, everybody has different ideas and different vehicles.
- The bill from Foster's spring work came in during the meeting at \$9,850.
- The Board agreed that Foster will handle ordering the materials for the summer.
- Asphalt apron at the bottom of Otter? Airn Hartwig will contact Jim Frick to find who to contact at the County.
- Airn Hartwig will also work on a simple survey to determine the success/concerns residents feel about current road initiatives.
- Darin Johnson recommended that Foster make more cutouts for drainage.
- Get dirt from CSU? Paul pointed out that reclaimed dirt from the furrow keeps water on road. Foster says that people like it for safety, and most would go off the edge anyway.

GATE REPORT: It hasn't been hit lately. Protector posts on south side need to be done. North side post needs to be widened if possible.

COMMUNITY WATER TANK STATUS REPORT: It's going to happen! We have the funding. Andrew Michler was able to actually finish the hole. June 25 will be the delivery date for the tank. We might be able to rent a meter for a water source at the bottom of the hill. Paul will ask Jerry May to approach Loveland and/or Poudre Fire to fill it. June 7 will be the date to shovel sand at the bottom. \$5,050 donations. Allan Heese has spearheaded the whole project.

OTHER: None

EXECUTIVE SESSION: Paul Hesson moved to rescind the previous Board decision on applying additional asphalt on the upper Otter S-curve with the understanding that he will put a load of asphalt there at his expense if he thinks it necessary. The notion was seconded and **approved** (5 yes, 1 abstention)

ADJOURNMENT: The meeting was adjourned at 9:55pm.

Respectfully submitted,
Suzanne Weber,
Secretary

Buckskin Heights Road Association
**Results of *Bylaws* Amendment Ballot Regarding
Dues Changes by Mailing Poll**

The results of the April 2018 mail-in ballot regarding a change to the Bylaws to allow all to vote on dues changes by mail ballot were tabulated by the Association Secretary and one non-Board Association member on April 30, 2018. The results are as follows:

- Total ballots received by April 30, 2018 from members entitled to vote: 46
- Ballots neither in favor of nor opposed to amending the Bylaws of the BHRA (blanks): 0
- Total votes cast, excluding blanks*: 46
- Votes necessary for amending the Bylaws (at least 2/3 of total votes cast, excluding blanks*): 31
- Votes in favor of amending the Bylaws of the BHRA: 41 (89%)
- Votes opposed to amending the Bylaws of the BHRA: 5 (11%)

The ballots in favor exceeded the two-thirds (2/3) majority vote of the membership in good standing participating in a mailing poll required by the *Bylaws*. Therefore, the following amendment is made to the *Bylaws* of Buckskin Heights Road Association:

ARTICLE V DUES, Section 1. Dues.

- a. Annual dues are payable by April 1st of each year. {Change approved 8/11/79}
- ~~b. Increases or decreases to dues shall be by two thirds (2/3) majority of those memberships in good standing voting at an annual meeting or special meeting called for the purpose of changing dues.~~
- b. When a simple majority of the memberships in good standing present at an annual meeting, or special meeting called to consider a change in dues, recommends a vote to change the annual dues, the Board shall: {Change approved by Mailing Poll April 30, 2018}
 - i. Conduct a mailing poll within thirty (30) days by providing to each membership in good standing: (1) a description and justification for the change in dues; and (2) a self-addressed, postage-paid, uniquely-identified ballot.
 - ii. Ballots must be returned to the Association's United States Postal Service mailing address within thirty (30) days of the initial mailing date to be counted.
 - iii. If a simple majority (more than half) of all the valid mail ballots received by the deadline are cast in the affirmative, the change in dues shall be approved.

*Robert's Rules of Order (www.rulesonline.com/rror-08.htm#48)

EXPENSE/INCOME SUMMARY 6/5/2018

NOTES

A	B	C	D			E	F	G
Category	2017 Actual	2018 Approved Budget	2018 Actual To Date	Owed Not Paid	2018 Expenses Incurred	2018 Budget Remaining (Budget-Actual)	2018 Projected Expenses & Income	2018 Projected Total Expense & Income
Bank Fees	\$6	\$10			\$0	\$10	\$10	\$10
Emergency Expenses (Snow)	\$300	\$0			\$0	\$0	\$0	\$0
Gate Maintenance	\$1,030	\$1,000			\$0	\$1,000	\$1,000	\$1,000
Grader Operator	\$10,263	\$12,000			\$0	\$12,000	\$12,000	\$12,000
Grant Expense	\$0	\$0			\$0	\$0	\$0	\$0
Insurance	\$1,311	\$1,350			\$0	\$1,350	\$1,350	\$1,350
Legal/Financial	\$86	\$75			\$0	\$75	\$75	\$75
Mailings	\$140	\$150			\$0	\$150	\$150	\$150
Miscellaneous	\$0	\$0			\$0	\$0	\$0	\$0
Road Base	\$8,185	\$17,150			\$0	\$17,150	\$17,150	\$17,150
Homeowner Road Base	\$0	\$0			\$0	\$0	\$0	\$0
Signs & Culverts	\$0	\$0			\$0	\$0	\$0	\$0
Supplies	\$234	\$200			\$0	\$200	\$200	\$200
Other (Fire Mitigation)	\$60	\$0			\$0	\$0	\$0	\$0
Expense Subtotal	\$21,615	\$31,935	\$0	\$0	\$0	\$31,935	\$31,935	\$31,935
Dues & Late Fees	\$23,665	\$26,400	\$24,760		\$24,760	\$1,640	\$26,400	\$51,160
Emergency Income	\$0	\$0			\$0	\$0	\$0	\$0
Interest	\$1	\$2	\$0		\$0	\$2	\$2	\$2
Grant Income	\$0	\$0			\$0	\$0	\$0	\$0
Remote Control Sales	\$48	\$48	\$64		\$64	(\$16)	\$48	\$112
Homeowner Road Base	\$0	\$0			\$0	\$0	\$0	\$0
Other (Fire Mitigation)	\$60	\$0			\$0	\$0	\$0	\$0
Income Subtotal	\$23,774	\$26,450	\$24,824	\$0	\$24,824	\$1,626	\$26,450	\$51,274
Cash Flow Balance	\$2,160	(\$5,485)	\$24,824	\$0	\$24,824		(\$5,485)	\$19,339

Do 1 day grading following by a material drop

Bud: We have incurred more expenses lately, do we want to invest in changes?

Budgeted Grader Operator Expense

Assumes 0 Gradings by JR @ \$750 each & 8 Gradings by Foster \$1,500

Budgeted Road Base Expense

Assumes 49 loads @ \$350 per load

Budgeted Dues Income

Assumes 66 of 67 properties pay \$400 annual dues. We are missing 7 property payments. 3 Are promised, 2 Are selling.

Cash Flow Gain/Loss

Our targeted cash flow gain/loss is \$0 each year. However, we can sustain a negative cash flow in 2018 because we carried over \$6,114 cash in 2017 due to underspending on the road funds.

ASSET SUMMARY

A	B	C	D		E	F	G
Category	2017 Actual Ending Balance	Budgeted 2018 Ending Balance	2018 Actual To Date Balance				2018 Projected Ending Balance
Checking Balance	\$6,114	\$629	\$30,938				\$629
Savings Balance	\$5,002	\$5,004	\$5,003				\$5,002
Total Assets	\$11,116	\$5,633	\$35,940				\$5,631

Budgeted Checking Ending Balance...

...for 2018 is the 2017 ending balance, \$6,114, plus the net projected 2018 cash flow balance, (\$5,085) for a balance of \$1,029.