

BHRA
Meeting Agenda & Minutes for Thursday, October 18th 2018
Heese's Residence, 13003 Woodchuck Dr.
7pm

Attendance: David Gaudio, Allan Heese, Paul Hesson, Darin Johnson, Luke McOmie, Sue Weber

Call to Order: 7:10 pm by President David Gaudio

Agenda:

1. **Approval of Agenda:** Paul Moves, Board Approved
2. **Secretary's Report:** Approve Aug 23rd, 2018 Meeting Minutes - Sue Moves / Correct Allan's Spelling, Board Approves
3. **Treasurers Report:** David Gaudio reported that there is a \$11,7000 checking balance. Insurance: \$1,237 with \$50 charge to add water tank (1-time charge) to insurance – Fire Committee will reimburse from water tank checking account.
4. **Road Report:**
 - a. Allan Revised Plan & Notes / Sue spoke to asphalt vs. crushed concrete for muddy/flat spots based upon info from Max McGowan.
 - b. Paul discussed main erosion issues caused by wind (not water)
 - c. Sue will like to see how deep old concrete depths are (determine loss/erosion)
 - d. Paul is putting together samples for the mile markers (will assess work effort/cost)
 - e. Berms left from grading are causing runoff/water issues on Fox Ct & past windmill house. We discussed ways to repair & address issues.
 - f. Sandbags needed along w/ rock for repairs, Paul moves to approve <\$1,000 spend for rock delivery for repairs / David seconds
 - g. Open Discussion – long term plans / road improvement - what has worked / what hasn't
 - h. 2018 & 2019 Budget going to be used for major projects
5. **Gate Report:** Allan is going to spend time w/ Bob to gather details about gate. Paul moves for sign for "No Smoking" near gate / 2nd by David
6. **Fire Committee Report:** Paul sending email for replacement for bigtent with groups.io, looking for fire committee approval. Paul announces that end of year he will retire as chairman.
7. **Other:**
 - a. Appoint webmaster for BHRA Website: David Moves to appoint Sue Weber as webmaster / historian / Paul 2^{nds}
 - b. Proxy Voting @ Annual Meetings: Sue discusses need to acknowledge/accept proxy voting.
8. **Executive Session:** Delinquent Dues Issue
9. **Adjournment**

Respectfully Submitted
Luke McOmie, Secretary

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EXPENSE/INCOME SUMMARY as of October 17, 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 Remaining Expenses & Income	2018 Projected Total Expense & Income	2018 Expected Over (Under) Budget
Bank Fees	\$6	\$10			\$0	\$10	\$10	\$10	\$0
Emergency Expenses (Snow)	\$300	\$0			\$0	\$0	\$0	\$0	\$0
Gate Maintenance	\$1,030	\$1,000			\$0	\$0	\$1,000	\$1,000	\$0
Grader Operator	\$10,263	\$12,000	\$14,539		\$14,539	(\$2,539)	\$ 3,510.00	\$18,049	\$6,049
Grant Expense	\$0	\$0			\$0	\$0	\$0	\$0	\$0
Insurance	\$1,311	\$1,350			\$0	\$1,350	\$1,350	\$1,350	\$0
Legal/Financial	\$86	\$75	\$10		\$10	\$65	\$65	\$75	\$0
Mailings	\$140	\$150	\$132		\$132	\$18		\$132	(\$18)
Miscellaneous	\$0	\$0	\$207		\$207	(\$207)	\$0	\$0	\$0
Road Base	\$8,185	\$17,150	\$6,361		\$6,361	\$10,789	\$ -	\$6,361	(\$10,789)
Homeowner Road Base	\$0	\$0	\$1,684		\$1,684	(\$1,684)	\$0	\$1,684	\$1,684
Signs & Culverts	\$0	\$0			\$0	\$0	\$0	\$0	\$0
Supplies	\$234	\$200			\$0	\$200	\$100	\$100	(\$100)
Other (Fire Mitigation)	\$60	\$0			\$0	\$0	\$0	\$0	\$0
Expense Subtotal	\$21,615	\$31,935	\$22,933	\$0	\$22,933	\$8,002	\$6,035	\$28,968	(\$2,967)
Dues & Late Fees	\$23,665	\$26,400	\$26,800		\$26,800	(\$400)	\$400	\$27,200	\$800
Emergency Income	\$0	\$0			\$0	\$0	\$0	\$0	\$0
Interest	\$1	\$2	\$1		\$1	\$1	\$1	\$2	(\$0)
Grant Income	\$0	\$0			\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$48	\$48	\$128		\$128	(\$80)	\$0	\$128	\$80
Homeowner Road Base	\$0	\$0	\$1,684		\$1,684	(\$1,684)	\$0	\$1,684	\$1,684
Other (Fire Mitigation)	\$60	\$0			\$0	\$0	\$0	\$0	\$0
Income Subtotal	\$23,774	\$26,450	\$28,613	\$0	\$28,613	(\$2,163)	\$401	\$29,014	\$2,564
Cash Flow Balance	\$2,160	(\$5,485)	\$5,680	\$0	\$5,680		(\$5,634)	\$46	\$5,531

Do 1 day grading following by a material drop
Planned Road Work

Budgeted Grader Operator Expense
Assumes 0 Gradings by JR @ \$750 each & 8 Gradings by Foster \$1,500. This was the multi day road work.
Oct Grading \$ 1,755.00
Dec Grading \$ 1,755.00

\$151 Web Hosting. \$24 Gas Dick Dickson
Cash Balance \$ 3,510.00
Total Planned 2018 Expenditures \$ 11,792.62

Budgeted Road Base Expense
Assumes 49 loads @ \$350 per load. Homeowner Road Base is contributions by Woodchuck
Gate Maintenance \$0.00
Insurance \$1,350.00
Residents Legal \$65.00
Mailings \$0.00
Supplies \$100.00

Budgeted Dues Income
Assumes 66 of 67 properties pay \$400 annual dues. We are missing 7 property payments. 3 Are promised, 2 Are selling.
Available Funds \$6,767.62

Planned Febr Grading \$ 1,500.00

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.
Topside Opportunity Reimbursement for 4 Loads Material \$ 746.66

Uncollected Dues
Property 1 \$ 400.00

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.
Property 2 \$ -
Property 3 \$ 400.00

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	\$11,793			\$480
Savings Balance	\$5,002	\$5,004	\$5,003			\$5,004
Total Assets	\$11,116	\$5,633	\$16,796			\$5,484