

BHRA Board Meeting

Meeting Agenda & Minutes Monday, Feb 18th 2019

Allan Heese's Residence, 13003 Woodchuck Dr.

7pm

Attendance: David Gaudio, Allan Heese, Paul Hesson, Luke McOmie, Sue Weber, Glen Heeney

Call to Order: 7:00pm by President David Gaudio

Approval of Agenda:

- Secretary's Report
- Treasurer's Report
- Road Report
- Executive Session

Secretary's Report: Luke discusses lost notes from last meeting 1/14/19. Board will work to rebuild; Luke will send meeting notes the night of the meeting. Sue moves to confirm email vote to approve Glenn Heeney as a new at-large board member upon the resignation of Darin Johnson on January 26, 2019. Seconded and approved.

Treasurers Report (attached): Sue reports that dues for 15 properties are paid; \$200 in Homeowner Road Base for Woodchuck came in. We have about \$16,500 in checking after deposits, 12 out of 67 properties sold last year. All the water tank bills soon will be paid; there is still an outstanding bill from Arthur Trucking that may come in, but it should be less than the \$516 balance in the account. Paul moves that the money from the fire account be moved to the main BHRA checking account, as planned from the inception of the project. Luke 2nds. Sue explains the budget update report. Sue reports that Bob Farris estimates that the insurance property damage coverage needed would be under \$2,500. That seems low, given the number of times the gate opens and closes each day. Let's get it appraised next time we talk to the insurance people and see how much it would cost to bump damage coverage up to \$10K. GoDaddy trying to charge for the hosting (\$500) unexpected. Luke will send Sue the information WIX. Luke will help with tech; Sue is going to do the content.

Road Report: We expect to have \$33,400 total to spend this year on the road – \$1,750 reserve, 4 gradings (\$1,700 per grading), big project in June = ~48-60 loads (350\$ a load) of materials & Allan may have new cheaper resources for 1/3 of cost for road base but needs to investigate it (quality, etc). There was a consensus regarding a fifth grading as soon as possible weather permitting and the ground is not frozen. There was agreement that a grading trade-off with 4-5 loads of material was acceptable. We all agree that the washboard is really bad. Woodchuck work will happen at the same time as the large project, but might need to use a different grader on Woodchuck since we can use a smaller grader. Currently have \$2,600 in road base reimbursement money committed from Woodchuck property owners. Justin Foster and Allan will work together to determine when we can first grade, David will work with Foster when Allan is out of town. There might be materials available from church (again).

Executive Session: Erosion Problem East of the Gate.

Adjournment – Sue moves / Paul 2^{nds}.

Respectfully, submitted
Luke McOmie

Buckskin Heights Road Association Treasurer's Report

Sue Weber – February 18, 2019

Checking account balance to date	=	\$15,587.89
Pending Expenses	=	-\$110.51
Pending Deposits	=	\$1,032.00
Checking Available	=	\$16,509.38
Savings account balance to date	=	\$5,004.12
TOTAL AVAILABLE	=	\$21,513.50

1. **Dues:** 66 of 67 properties (63 of 64 owners) were paid in full in 2018; 1 property owner long-term delinquent. So far in 2019, 15 properties are paid (\$6,000), with \$150 in general donations, and \$200 in Woodchuck homeowner payments.
2. **2019 Completed Property Sales:** None, so far
3. **Fire Mitigation checking account balance** to date = \$515.92
Will reimburse Allan Heese \$251.92 for fire hose. \$50.00 to be paid to BHRA for Kinsey added insurance. Another outstanding bill from Arthur Trucking, but no luck in getting an invoice.
We need to close this account and settle with BHRA.
4. **BHRA Budget Update** for February 18, 2019 is attached.
5. **Insurance coverage for gate:** Should we increase the amount of property damage coverage for the gate (currently \$5,000)? See email from Bob Faris, which indicates "no."

BHRA EXPENSE & INCOME SUMMARY • 2/18/19

A	B	C	D	E	F	G	H
Category	2018 Actual	2019 Approved Budget	2019 Actual Expenses & Income to Date	2019 Budget Over (Under) to Date	2019 Expected Remaining Expenses & Income	2019 Projected Total Expense & Income	2019 Projected Over (Under) Budget
Bank Fees	\$67	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Expenses (Snow)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Maintenance	\$0	\$500	\$24	(\$476)	\$0	\$24	(\$476)
Grant Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,237	\$1,190	\$0	(\$1,190)	\$0	\$0	(\$1,190)
Legal/Financial	\$10	\$50	\$0	(\$50)	\$0	\$0	(\$50)
Mailings	\$142	\$150	\$22	(\$128)	\$0	\$22	(\$128)
Miscellaneous	\$207	\$0	\$0	\$0	\$0	\$0	\$0
Signs & Culverts	\$0	\$0	\$87	\$87	\$0	\$87	\$87
Supplies	\$0	\$400	\$0	(\$400)	\$0	\$0	(\$400)
Other (Fire Mitigation)	\$361	\$0	\$0	\$0	\$0	\$0	\$0
Road Grader Operator	\$10,049	\$14,000	\$0	(\$14,000)	\$0	\$0	(\$14,000)
Road Base	\$13,900	\$19,400	\$0	(\$19,400)	\$0	\$0	(\$19,400)
BHRA ROAD EXPENSE SUBTOTAL	\$23,949	\$33,400	\$0	(\$33,400)	\$0	\$0	(\$33,400)
Expense Subtotal	\$25,973	\$35,690	\$133	(\$35,557)		\$133	(\$35,557)
Dues & Late Fees	\$27,200	\$26,400	\$6,150	(\$20,250)	\$0	\$6,150	(\$20,250)
Emergency Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$2	\$2	\$0	(\$2)	\$0	\$0	(\$2)
Grant Income	\$0	\$0	\$32	\$32	\$0	\$32	\$32
Remote Control Sales	\$128	\$100	\$0	(\$100)	\$0	\$0	(\$100)
Other (Fire Mitigation)	\$361	\$0	\$0	\$0	\$0	\$0	\$0
Road Base Homeowner Reimburse	\$2,431	\$0	\$200	\$200	\$0	\$200	\$200
Income Subtotal	\$30,121	\$26,502	\$6,382	(\$20,120)		\$6,382	(\$20,120)
Checking Cash Flow Balance	\$4,148	(\$9,188)	\$6,250			\$6,250	

NOTES

BHRA ASSET SUMMARY

A	B	C	D	E	F	G	H
Category	2018 Actual Ending Balance	2019 Budgeted Ending Balance	2019 Actual Balance to Date			2019 Projected Ending Balance	
BHRA Checking Balance	\$10,260	\$1,072	\$15,588			\$16,510	
BHRA Savings Balance	\$5,004	\$5,006	\$5,004			\$5,004	
Total Assets	\$15,264	\$6,078	\$20,592			\$21,514	