

BHRA Board Meeting
Meeting Agenda & Minutes Monday, January 14, 2019
Allan Heese's Residence, 13003 Woodchuck Dr • 7pm

Attendance:

Board Members: David Gaudio, Allan Heese, Paul Hesson, Luke McOmie, Sue Weber
Property Owners: Jodi & Brian Abbott, Dan & Kelly McQueen, Mary Arnold & Gary Schneider

Call to Order: 7:00pm by President David Gaudio with welcome to neighbors.

Approval of Agenda:

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

Executive Session: Discussion of erosion problem on Otter Rd near gate.

Secretary's Report: Sue moved to confirm email approval of the minutes of the October 18, 2018 meeting. Seconded and approved.

Treasurers Report: See attached.

- Paul moved to approve the end-of-the-year financial data for the 2018 audit report, and the proposed budget for 2019; and to ask Linda Bilising and Denise Jackson to perform the 2018 audit. The motion was seconded and approved after discussion.
- David will contact Bob Faris to see if he can determine the approximate cost of replacing the gate if it were rendered unusable in the future.

Road Report: Allan reported that the \$33,400 (2019 dues plus \$10,260 carryover) expected road budget for next year will allow us to pay for the normal gradings we have had in the past few years, plus a significantly greater number of loads of road base than last year when we were concentrating on drainage/shaping the roads, including the main upper Otter roads. Allan anticipates one (or two?) late winter and/or early spring grading, big project to grade/spread road base in June/July, and 2 additional gradings in late summer and late fall. There was a consensus regarding the fifth grading as soon as possible weather permitting and the ground is not frozen. Woodchuck residents are already talking about donating funds for extra homeowner-reimbursed road base. The status of the church recycled asphalt project is unknown – Sue will try to find out more for the next meeting. We expect to use Justin Foster throughout 2019 for all gradings. Paul proposed to organize the mile marker project. Eroded section on lower Otter Rd near the windmill house will be repaired after the ground thaws.

New Business:

- Darin Johnson has not been able to attend board meetings this year (new job, new baby). Luke will check with him to see if he wishes to continue as a board member. If not, ask Glenn Heeney who all approve would be a good choice.
- Luke proposed – and other board members encouraged – to investigate a camera system on the gate to document any damage.

Adjournment: Paul moved to adjourn at 9:15pm. Seconded and approved.

Respectfully submitted,
Luke McOmie

Buckskin Heights Road Association Treasurer’s Report

Sue Weber – January 14, 2019

1. Checking account balance to date	=	\$10,259.89
Pending Expenses	=	\$0.00
Pending Deposits	=	\$1,200.00
Checking Available	=	\$11,459.89
Savings account balance to date	=	\$5,003.90
TOTAL AVAILABLE	=	\$16,463.79

2. **2018 Dues:** 66 of 67 properties (63 of 64 owners) were paid in full in 2018; 1 property owner long-term delinquent. Total Dues Income for 2018 to date = \$27,200 were paid, \$800 more than the \$26,400 we budgeted.

3. **2018 Completed Property Sales** (18% changeover in one year!):

- Carroll property on 14296 Otter was sold to Steven & Sherri Stinnett on 2/23/18
- Klijewski property on 13221 Otter was sold to Traci Reynolds on 3/2/18
- Lincoln property on 13408 Woodchuck was sold to Luke McOmie & Melanie Johnson on 5/1/18
- Campbell property on 13498 Woodchuck was sold to Robert Wessel & Elizabeth (Lulu) Tupper on 5/18/18
- Campbell property on 3724 Woodchuck was sold to Ryan Green on 5/21/18
- Bailey property on 8001 Wolverine was sold to Aaron Kerst on 9/12/18
- Willette property on 13729 Raccoon Dr was sold to Daniel & Kelly McQueen on 9/20/18
- Pope property on 3504 Raccoon was sold to Ruppelt then Dawn Coleman & Glenn Franklin on 9/21/18
- Hillier property at 13382 Otter sold to Klawiter then Keifer Jacobson on 10/5/18
- Huntsman property on 4525 Woodchuck was sold to Peggy & Brett Kinsey on 10/12/18
- Morrill Property on Woodchuck (no Larimer address) sold to Gregory Pugh (Reho BH LLC) on 11/15/18
- Campbell property on 3721 Woodchuck was sold to Brian & Jodi Abbott on 11/21/18

4. **BHRA Budget Update & Audit Report** for December 31, 2018 is attached.

5. **Insurance coverage for gate:** Should we consider increasing the amount of property damage coverage for the gate, currently at \$5,000?

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Buckskin Heights Road Association Treasurer's Report for FY2018
With Approved 2019 Budget • January 14, 2019

EXPENSE/INCOME SUMMARY

NOTES

A	B	C	D	E	F
Category	2017 Actual	2018 Approved Budget	2018 Actual	2018 Difference Over (Under)	2019 Approved Budget
Bank Fees	\$3	\$10	\$67	\$57	\$0
Emergency Expense	\$300	\$0	\$0	\$0	\$0
Gate Maintenance	\$1,030	\$1,000	\$0	(\$1,000)	\$500
Grant Expense	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,311	\$1,350	\$1,237	(\$113)	\$1,190
Legal/Financial	\$48	\$75	\$10	(\$65)	\$50
Mailings	\$140	\$150	\$142	(\$8)	\$150
Miscellaneous	\$0	\$0	\$207	\$207	\$0
Signs & Culverts	\$0	\$0	\$0	\$0	\$0
Supplies	\$234	\$200	\$0	(\$200)	\$400
Other (Fire Expense)	\$60	\$0	\$361	\$361	\$0
Road Grader Operator	\$10,263	\$19,000	\$13,900	(\$5,100)	\$14,000
Road Base	\$8,185	\$10,150	\$10,049	(\$101)	\$19,400
BHRA ROAD EXPENSE TOTAL	\$18,448	\$29,150	\$23,949	(\$5,201)	\$33,400
Expense Subtotal	\$21,574	\$31,935	\$25,973	(\$5,962)	\$35,690
Dues & Late Fees	\$23,665	\$26,400	\$27,200	\$800	\$26,400
Emergency Donations	\$0	\$0	\$0	\$0	\$0
Interest	\$2	\$2	\$2	(\$1)	\$2
Grant Income	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$48	\$48	\$128	\$80	\$100
Homeowner Road Base Reimburse	\$0	\$0	\$2,431	\$2,431	\$0
Other (Fire Reimburse)	\$60	\$0	\$361	\$361	\$0
Income Subtotal	\$23,775	\$26,450	\$30,121	\$3,671	\$26,502
Cash Flow Balance	\$2,201	(\$5,485)	\$4,148	(\$9,188)	(\$9,188)

Budgeted Road Expense...
 ...includes \$10,260 carryover from 2018.
 Avg cost of 2018 delivered road base was \$315/concrete, \$335/asphalt
 \$19,400 = ~58 loads asphalt = ~62 loads concrete
 2018: 31 loads (18 concrete, 13 asphalt)
 (Homeowners reimbursed about 7 delivered loads)

Budgeted Dues Income...
 ...assumes 66 of 67 properties pay \$400 annual dues

ASSET SUMMARY

A	B	C	D	E	F
Category	2017 Actual Ending Balance	2018 Budgeted Ending Balance	2018 Actual Ending Balance	2018 Difference Under (Over)	2019 Budgeted Ending Balance
Checking Balance	\$7,349	\$1,864	\$10,260	\$8,396	\$1,072
Savings Balance	\$5,002	\$5,004	\$5,004	(\$1)	\$5,006
Total Assets	\$12,351	\$6,868	\$15,264	(\$9,188)	\$6,078

Budgeted Checking Ending Balance...
 ...for 2019 is the 2018 ending balance plus the net budgeted 2019 cash flow balance. The target of about \$1,000 allows for \$500 minimum balance plus \$50 for January mailings, plus \$300-500 margin of error.

Fiscal Year 2018 Data Respectfully Submitted for Audit by:

Fiscal Year 2018 Data Audited and Approved by:

Suzanne Weber, Treasurer, Sept 2018-Present Date

Linda Bilsing, BHRA Resident Date

David Gaudio, Treasurer, Sept 2017-Aug 2018 Date

Denise Jackson, BHRA Resident Date