

Buckskin Heights Road Association
MINUTES for Tuesday, November 17, 2020
Zoom Meeting • 6:30 pm

ATTENDANCE:

Board Present: David Gaudio, Glenn Heene, Allan Heese, Luke McOmie, Pam Robinson

Board Absent: Dan McQueen

Community Members: Dick Dixon, Paul Hesson, Peggy & Brett Kinsey, Sue Weber

CALL TO ORDER, WELCOME/INTRODUCTIONS,

QUORUM: The meeting was called to order by President Glenn Heene with quorum present at 6:38pm.

APPROVAL OF AGENDA: Luke McOmie made a motion to approve the meeting agenda as distributed. It was seconded and **approved**.

Finalize Revised BHRA Bylaws: Allen Heese made a motion to approve the Bylaws as approved by the membership on August 21, August 28 and September 18, 2021, and as reformatted and distributed to the Board. It was seconded and **approved**. The revised Bylaws will be filed with the Larimer County Clerk and posted on the website.

Secretary's Report:

- David Gaudio made a motion to approve the minutes of the multi-session Annual Meeting held on August 21, August 28 and September 18, 2021. It was seconded and **approved**.
- A discussion was held about fund raisers and other initiatives to benefit those who lost property during the Cameron Peak Fire. Glenn Heene will contact Linda Bilsing to discuss being the point of contact for BHRA for the Masonville Strong project. Luke McOmie offered to help create online fund raisers for those who have lost property during the fire.

Treasurer's Report: Treasurer Pam Robinson and Bookkeeper Sue Weber reviewed the Treasurer's Report (attached), which lists the 17 homes that were completely destroyed. Glenn Heene made a motion to accept the Treasurer's Report. It was seconded and **approved**.

Road Report:

- No work has been done on the road since the September 18 meeting. The road has taken a beating, it is in rougher shape than usual following the emergency trucks and clean-up efforts used during the October Cameron Peak fire.
- VP Allan Heese has spoken to Justin Foster; he is trying to schedule a grading following rain/moisture. Grading under dry conditions creates much dust, erosion and does not last. The next grading will focus on Otter Rd; we will wait for spring for internal/smaller roads. However, the Board agreed that the grading will happen with or without rain.
- Money that had been set aside for culverts is being held back to help cover other costs that may be popping up.
- The Board expressed gratitude to Lindsay Jones (Serve6.8) for the guidance, advice, and time about potential erosional issues.
- There was continuing discussion about security, upcoming needs, new concerns and focuses due to the fire. There was agreement that 2021 dues cannot be modified or waived, but that the Board will work privately with any property owner who needs financial assistance.
- David Gaudio made a motion to accept the road report. It was seconded and **approved**.

Gate Report: Swing gate was open during the Cameron Peak fire and for weeks after to accommodate fire trucks, emergency and repair vehicles. Allan Heese has already posted a notice about "going back to normal" and everybody needs to be good about locking the gate(s) behind them. Glenn Heene made a motion to approve the gate report. It was seconded and **approved**.

Fire Committee Report: We need to evaluate the changes that were made to our neighborhood during the fire – burn areas, fire lines, and evacuation routes. We need to review these new routes; we need to clean up the road easement (burned/damaged trees). Luke McOmie made a motion to accept the fire report. It was seconded and **approved**.

Old Business: None

New Business:

- Treasurer Pam Robinson will be working on the 2021 budget with Sue Weber.
- Clean-up efforts may present an opportunity for cheap loads of road base up the mountain. VP Allan Heese suggested coordination to help folks save money.

Executive Session (if necessary): None

ADJOURNMENT: David Gaudio made a motion to adjourn at 7:43pm. It was seconded and **approved**.

Respectfully Submitted,

Luke McOmie, BHRA Secretary

Buckskin Heights Road Association Treasurer's Report

Pam Robinson & Sue Weber – November 17, 2020

1. Checking account balance 10/31/20	=	\$8,113.99
Pending Expenses	=	-\$1,330.57
Pending Deposits	=	\$0.00
Checking Available	=	\$6,783.42
Savings account balance 10/31/20	=	\$5,006.04
TOTAL AVAILABLE	=	\$11,789.46

2. **2020 Dues:** To date, 66 of 67 properties (63 of 64 owners) are paid in full. A lien release will be filed for a delinquency paid in full. We have one long-term delinquency.

3. **17 Houses/Cabins Destroyed by the Cameron Peak Fire Saturday, October 17, 2020**

- Braun, Donna 13450 Raccoon Dr
- Conrad, Kathryn 14318 Otter Rd
- Embrey, Joshua 8220 Raccoon Ct
- Hesson, Paul & Joann 13428 Otter Rd
- Long, Mary Anne 8220 Gray Squirrel Ct
- Long, Stanley (Randy) 13888 Otter Rd
- May, Jeremiah & Sandy 8857 Otter Ct
- McQueen, Daniel & Kelly 13729 Raccoon Dr
- Mettler, Mark 8001 Raccoon Ct
- Nelson, Greg 13451 Raccoon Dr
- Reed, Hall & Catherine 8001 Gray Squirrel Ct
- Robinson, Pamela 8315 Gray Squirrel Ct
- Stahl, Christine & Richard 13914 Otter Rd
- Standard, Edwin 13960 Otter Rd
- Stinnett, Steven & Sheri 14296 Otter Rd
- Wilson, Justin & Matthew 13717 Raccoon Dr
- Wride, Ellen 8129 Gray Squirrel Ct

4. **Recent Completed Property Sales:**

- 12/30/19 – Thomas & Janine Brown (12727 Otter Rd) to Samantha Walker & Jacob Jandrew
- 3/6/20 – Susan McNally & Jon Miller (13735 Otter Rd) to Kyle Recchia
- 6/29/20 – John Niesel & Julie Weaver (8315 Raccoon Ct) to William & Bonnie Torrey
- 7/8/20 – Dawn & Glenn Coleman (3504 Raccoon Dr) to Rebecca & Teddy Ezzell
- 8/28/20 – Aaron Kerst (8001 Wolverine Ct) to Michael Lowe

5. **Current Properties for Sale:**

6. **BHRA Budget Update** as of November 17, 2020

BHRA EXPENSE & INCOME SUMMARY • November 17, 2020

A	B	C	D	E	F	G	H
Category	2019 Actual	2020 Approved Budget	2020 Actual Expenses & Income to Date	2020 Budget Over (Under) to Date	2020 Expected Remaining Expenses & Income	2020 Projected Total Expense & Income	2020 Projected Over (Under) Budget
Bank Fees	\$12	\$10	\$0	(\$10)	\$0	\$0	(\$10)
Emergency Expense	\$1,485	\$0	\$24	\$24	\$0	\$24	\$24
Gate Maintenance	\$339	\$150	\$0	(\$150)	\$150	\$150	\$0
Grant Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,247	\$1,250	\$1,237	(\$13)	\$0	\$1,237	(\$13)
Legal/Financial	\$10	\$450	\$556	\$106	\$0	\$556	\$106
Mailings	\$194	\$150	\$165	\$15	\$0	\$165	\$15
Miscellaneous	\$327	\$200	\$94	(\$106)	\$200	\$294	\$94
Signs	\$230	\$600	\$0	(\$600)	\$600	\$600	\$0
Supplies	\$22	\$20	\$0	(\$20)	\$20	\$20	\$0
Fire Expense	\$252	\$0	\$0	\$0	\$0	\$0	\$0
Road Base Homeowner	\$4,056	\$0	\$478	\$478	\$0	\$478	\$478
Culverts	\$1,009	\$800	\$360	(\$440)	\$1,500	\$1,860	\$1,060
Road Grader Operator	\$10,340	\$10,000	\$7,385	(\$2,615)	\$3,750	\$11,135	\$1,135
Road Base	\$20,777	\$19,000	\$18,060	(\$940)	\$0	\$18,060	(\$940)
BHRA Road Expense Subtotal	\$32,126	\$29,800	\$25,805	(\$3,995)	\$5,250	\$31,055	\$195
Expense Subtotal	\$40,301	\$32,630	\$28,358	(\$4,272)		\$34,578	\$1,948
Dues & Late Fees	\$26,925	\$29,700	\$30,940	\$1,240	\$300	\$31,240	\$1,540
Emergency Donations	\$1,705	\$0	\$200	\$200	\$0	\$200	\$200
Interest	\$2	\$2	\$1	(\$1)	\$1	\$2	(\$0)
Grant Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$128	\$128	\$144	\$16	\$48	\$192	\$64
Homeowner Road Base Reimburse	\$4,534	\$0	\$0	\$0	\$0	\$0	\$0
Fire Reimburse	\$516	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$40	\$0	\$51	\$51	\$0	\$51	\$51
Income Subtotal	\$33,849	\$29,830	\$31,336	\$1,506		\$31,685	\$1,855
Checking Cash Flow Balance	(\$6,452)	(\$2,800)	\$2,977			(\$2,894)	

NOTES

Parliamentarian consultant for bylaws revision \$525

Woodchuck roadbase \$478 carryover (unused in 2019)

*Expected expenses should leave at least \$500 in projected ending balance

Budget: 66 properties @\$450 = \$29,700
Actual: 67 of 68 properties (65 of 66 owners) are paid in full, so pandemic has not increased delinquencies.
\$650 in arrears was also paid.

BHRA ASSET SUMMARY

A	B	C	D	E	F	G	H
Category	2019 Actual Ending Balance	2020 Budgeted Ending Balance	2020 Actual Balance to Date			2020 Projected Ending Balance	
BHRA Checking Balance	\$3,807	\$1,007	\$27,123			\$912	
BHRA Savings Balance	\$5,005	\$5,007	\$5,006			\$5,007	
Total Assets	\$8,812	\$6,014	\$32,129			\$5,919	

*Target is \$500 to avoid bank fee