

Buckskin Heights Road Association
MINUTES for Thursday, January 28, 2021
Zoom Meeting • 6:30 pm

ATTENDANCE:

Board Present: David Gaudio, Glenn Heeney, Allan Heese, Luke McOmie, Dan McQueen, Pam Robinson
Community Members: Brian & Jodi Abbott, Jacob DeBes, Paul Hesson, Sue Weber

CALL TO ORDER, WELCOME/INTRODUCTIONS,

QUORUM: The meeting was called to order by President Glenn Heeney with quorum present at 6:31pm.

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

Secretary's Report: David Gaudio made a motion to approve the Board Meeting Minutes from November 17, 2020. It was seconded and **approved**.

Treasurer's Report:

- Treasurer Pam Robinson and bookkeeper Sue Weber have sent out the 2021 annual dues invoices. They reviewed the Treasurer's Report (attached). Glenn Heeney made a motion to accept the report. It was seconded and **approved**.
- Treasurer Pam Robinson and bookkeeper Sue Weber reviewed the proposed 2021 budget (attached). Pam made a motion to approve the proposed budget. It was seconded and **approved**.
- Pam Robinson proposed asking if others would like to donate extra dues funds to support neighbors in need. There was general agreement this was a great idea! Glenn Heeney suggested that people can add to their dues check and let us know what it's for.
- Glenn Heeney made a motion to appoint 2 independent property owners to audit the 2020 financial records. Jodi Abbott agreed to serve. Pam will contact Linda Bilsing and/or Denise Jackson to see if one or both would be willing to work with Jodi. The motion was seconded and **approved**.

Road Report: Allan Heese discussed his tentative plans for 2021 road maintenance:

- There is a possibility that we could save uphill trucking costs by piggy backing on trucks coming downhill with fire debris. Allan will explore this option.
- Allan proposed spreading 2 loads this winter at the end of Raccoon just beyond the intersection of Gray Squirrel; and 1 load on Raccoon Ct at the intersection with Raccoon Dr to fix a dip there. In addition, there are 3 culverts that need excavation and possible extension. All this winter/spring work should cost less than \$2000. Pam recommended that we get the best bid for possible ditch work by residents with backhoes.
- Given damage due to heavy traffic on interior roads during the fire and clean-up, Allan recommended that we adjust our usual expenditure ratio to 50:50 interior to below-the-gate work. There was general agreement that this was necessary this year.
- Pam Robinson recommended that we prepare to pay and deal with mudslides that might be coming this spring due to erosion caused by the fire.
- There was general discussion and agreement about the value of breaking up exposed rocks when we have heavy equipment available due to fire clean-up efforts.
- Pam made a motion to accept the road report. It was seconded and **approved**.

Gate Report: There was slight damage to the keypad and lights on the gate in January. Allan Heese – with Glenn, Luke and Brian Abbott – will set up a time to work with Bob Faris to get an update and information on the gate. Allan, Luke, and Brian will also explore camera options and send out a specific proposal by email. Pam Robinson made a motion to install camera(s) at the gate, once a recommended is developed by this group. It was seconded and **approved**.

Fire Committee Report:

- The fire committee has not met since the Cameron Peak fire.
- It has come to the attention of the BHRA Board that someone has repeatedly blocked our emergency fire evacuation route at the top of Otter Road both prior to and after the Cameron Peak Fire. Pam Robinson will contact the involved property owner to address what steps we may have permission to pursue to identify and hold this person accountable. Glenn Heeney made a motion to approve this general plan of action. It was seconded and **approved.**
- Sue Weber will post a message on GroupsIO to remind people to get updated burn permits.

Old Business (if any): None.

New Business (if any):

- Pam Robinson and Sue Weber sent out, with the dues email, a message that those who need help should reach out privately to Pam. See additional discussion under Treasurer's Report above.
- As now required by our revised *Bylaws*, Pam made a motion to re-appoint Sue Weber as the BHRA webmaster, and Sue and Paul Hesson as administrators of GroupsIO. It was seconded and **approved.**

Executive Session (if necessary): None.

ADJOURNMENT: Glenn Heeney made a motion to adjourn at 7:45pm. It was seconded and **approved.**

Respectfully Submitted,

Luke McOmie, BHRA Secretary

Buckskin Heights Road Association Treasurer's Report

Pam Robinson & Sue Weber – January 28, 2021

1. Checking account balance 12/31/20	=	\$5,210.92	
Pending Expenses	=	\$61.00	Larimer Filing Fees (Bylaws/Lien Release)
Pending Deposits	=	\$900.00	2021 Dues to Date
Checking Available	=	\$6,171.92	
Savings account balance 12/31/20	=	\$5,006.12	
TOTAL AVAILABLE 1/28/21	=	\$11,178.04	

2. **Dues:** In 2020, dues for 67 of 68 properties (65 of 66 owners) were paid in full; we have one long-term delinquency. In 2021, 2 of the 68 properties have already paid their dues in full.

3. **Recent Completed Property Sales:**

- 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

4. **Current Properties for Sale:**

- Cole Deines (13000 Woodchuck Dr)

5. **To Do:**

- File annual non-profit organization report with Colorado Secretary of State
- File state/federal income tax forms

6. **ACTION ITEMS: BHRA 2020 Audit & 2021 Budget Proposal**

- Approve the 2020 audit budget summary and the 2021 proposed budget (as modified if necessary).
- Appoint 2 independent property owners to audit the 2020 financial records.

