

# Buckskin Heights Road Association

## MINUTES for Wednesday, July 7, 2022

Zoom Meeting • 6:30 pm

### ATTENDANCE:

Board Members: Brian (& Jodi) Abbott, Glenn (& Ann Dean) Heeney, Allan Heese, Luke McOmie, Dan McQueen, Sue Weber

Community Members: Mary Arnold, Erik Dolph, Mike Lowe, Sam McBride, Max McGowan, Paul & Erin Rutt, Bill Torrey

### CALL TO ORDER, WELCOME/INTRODUCTIONS, QUORUM:

Glenn Heeney called the meeting to order with a quorum present at 6:32pm.

### AGENDA:

Allan Heese made a motion to approve the agenda as amended. It was seconded and **approved**.

#### Secretary's Report:

1. Secretary Luke McOmie made a motion to confirm the email approval of the minutes from the June 6, 2022 BHRA Board Meeting as distributed. It was seconded and **approved**.
2. Luke reported action taken in executive session at the June 6, 2022 meeting: Sue Weber made a motion to approve the deletion of GroupsIO message threads that addressed property owners who were not members of GroupsIO. The motion was seconded and **approved**.

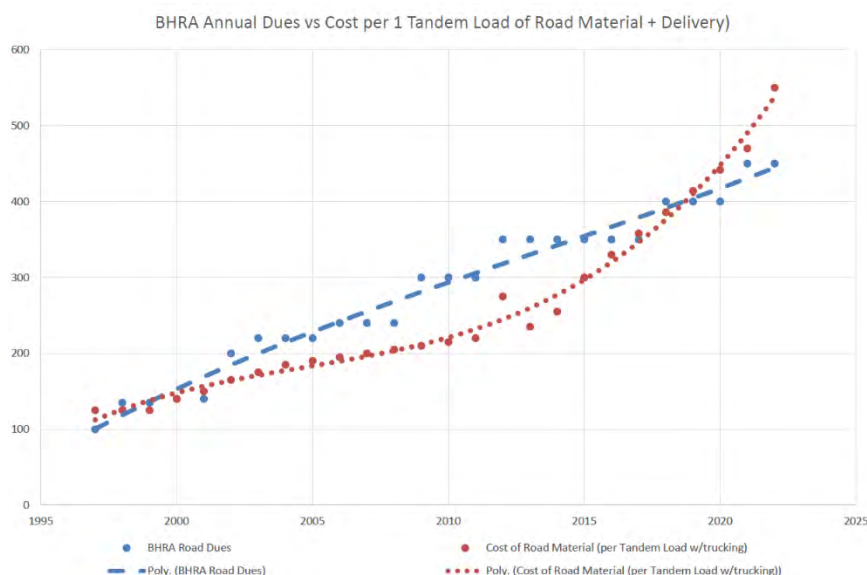
**Treasurer's Report:** Treasurer Sue Weber reviewed the June budget update (attached). 100% of dues were paid in 2021; there are two 2022 delinquencies for which liens will be filed if unpaid in late July. 14 properties were sold since Cameron Peak Fire in October 2020; 3 more properties are currently on the market. Glenn Heeney made a motion to approve the report. The motion was seconded and **approved**.

#### Road Report:

1. Damage repair to Raccoon Dr from overturned concrete truck: Glenn Heeney is in contact with the company; they have agreed to bring up road base material. Glenn is going to use his equipment to spread the material to rebuild the edge of the road. Glenn will meet with Allan, Max and perhaps Jim/Kathy Hingtgen this weekend to find a solution that everybody agrees upon.

2. Update on summer road maintenance plan implementation
  - A. Allan Heese reported that the plan remains the same as presented at the May meeting, except that the road stabilizer portion is on hold until after the annual meeting. Major actions include:
    - i. Replace culvert on lower Otter to reduce flooding near the intersection with the Buckhorn Rd. We need volunteers for hand digging to avoid utility lines.
    - ii. Raccoon Ct has major erosion issues that will be addressed. Leroy Lawrence and Allan have used jackhammer to prepare some areas.
    - iii. Priority locations on Otter Rd below the gate and on interior roads will have application of typical materials and grading as described in the May 2022 minutes.
  - B. As always, timing depends on Foster's availability, but Allan hopes it will be completed in July.
  - C. Glenn Heeney and Allan Heese emphasized that resident courtesy to vendors using the road is important. Trucking of materials, construction deliveries, etc are difficult enough to arrange due to physical road challenges; negative interactions with resident drivers make this worse, in that some drivers are refusing to come to our community.
3. Report from the Road Equipment Evaluation Group (REEG)
  - A. Erik Dolph reported that tests with the Road Groom and Max's box grader went well, with the exception of some damage to the Road Groom for which the company is not holding us responsible. We will thank the vender for letting us try the Road Groom out.
  - B. Max McGowan asked what information is needed on the REEG proposal(s) (due July 19) to be sent out with the annual meeting agenda on July 21. Sue Weber replied that if any votes are anticipated, the wording of the proposals (motions) should be on the agenda as they will be initially presented at the meeting – amendments are okay but no surprise votes or major changes are permitted at the meeting. Any capital expenditure must be approved by a subsequent 2/3 vote on a mail ballot sent to the membership.

4. Report on the application of road stabilizing (natural) chemicals by Storm Mountain
  - A. Max McGowan reported that the group (Max, Allan Heese, Jodi Abbott, Linda Panepinto (from the Redstone Canyon Association) got a lot of good information on what they have been doing and how it holds up. The process takes several days – the group saw Foster apply the liquid mix of magnesium chloride, lignan and beet byproduct. It takes a lot of water for the process but produces excellent results. The process also requires blading and rolling in addition to 6-8 truckloads of water (16K gal/truck) before the chemical application.
  - B. The county maintains the Storm Mountain roads using Foster as their contractor; they apply the chemicals twice a year. Foster said that 2 miles at Storm Mountain costs \$16-18k. Costs for a BHRA test might be \$2-4K; the main unknown for us is the cost of hauling water. Foster has all the equipment he needs to do the work.
  - C. The group plans to return in a few months to see how the surface has held up. Allan pointed out several variables can affect the durability of product/work: steepness/curvature of the grade, volume and speed of traffic, etc. The only way to know how it would work here is to do a test.
5. Possible dues increase for future road maintenance
  - A. Brian Abbott stated that some HOAs impose a “transfer fee” of hundreds of dollars paid by the new owners when property is sold, a potential source of new income for BHRA.
    - B. Max presented a graph of historical data that shows that annual dues are now failing to keep pace with the rising cost of road base (below). He advocated for a long-range (20 year) plan and cost analysis for maintaining the road in its current condition. He believes this will require a significant increase in dues. He also presented some “out of the box” ideas such as setting up solar or wind energy sources for revenue on the mountain.
      - i. Bill Torrey questioned if increased dues could result in an actual increase in loads of materials on the road given the scarcity of road base. Allan Heese pointed out that in any case delivered road base is becoming more expensive; Foster handles purchases of road base for us and does not anticipate as many supply difficulties this year.
      - ii. Sue Weber pointed out that our neighborhood is heterogeneous; some owners may have difficulty covering a significant dues increase.
    - C. In order to get a significant dues increase on the annual meeting agenda for discussion and vote by the Association, Glenn Heeney made a motion to include a motion on the annual meeting agenda to “increase the current \$450 annual dues by \$75/year starting in 2023.” The motion was seconded. After discussion, the motion was amended to “increase the current \$450 annual dues by *up to \$150/year* starting in 2023.” The motion to place this **amendable** proposal on the annual meeting agenda was **approved**.



**Gate Report/Security:**

1. Gate sign holder and light was recently damaged. Bill Torrey and Dan McQueen will assess and repair.
2. Sue Weber will post on GroupsIO for the board that vendors with large trucks should not be given the electronic gate code. The electronic gate is only for standard-wide pickups and cars.
3. Allan Heese made a motion that the metal cattle guards be removed from the upper and lower gate areas with the permission of property owners. The motion was seconded and **approved**. Allan and Dan McQueen will do this work.

**Fire Committee Report:** None**Old Business:** None**New Business:**

1. The draft annual meeting agenda was **approved** as modified by discussion. Our previous large, sheltered, cool location was destroyed by fire; no similar suitable location now exists in the neighborhood. Therefore, the meeting will be held at the church in Masonville this year – it also has internet access to accommodate a hybrid Zoom option which is beneficial given the continuing threat of Covid.
2. New Board member and officers
  - A. President Glenn Heeneey is selling his property; he announced that he is resigning from the Board effective immediately.
  - B. Dan McQueen made a motion to appoint Mary Arnold to fill Glenn's remaining term on the board until the annual meeting, in accordance with *Bylaws* Article I, Section 4(c). The motion was seconded and **approved**.
  - C. Dan McQueen made a motion to elect Brian Abbott as President of the board until the new 2022-23 board is in place and new officers are elected. The motion was seconded and **approved**. Mary will serve as a Director at Large until the new 2022-23 board is in place and new officers are elected.

**Executive Session:** None

**Adjournment:** Sue Weber made a motion to adjourn the meeting at 8:37pm. The motion was seconded and **approved**.

Respectfully submitted,

Luke McOmie, Secretary

# Buckskin Heights Road Association Treasurer's Report

Sue Weber – July 7, 2022

1. <b>Checking account balance 7/7/22</b>	=	\$43,991.22
Pending Expenses	=	-\$525.00
Pending Deposits	=	\$0.00
Checking Available	=	\$43,466.22
<b>Savings account balance 7/7/22</b>	=	\$5,006.87
<b>TOTAL AVAILABLE 7/7/22</b>	=	\$48,473.09

## 2. Dues:

- 2021 – Dues for 66 of 67 properties (64 of 65 owners) were paid in full, 98% compliance. The remaining 2021 (and previous) delinquent property dues were paid in full in 2022, 100% compliance for 2021!
- 2022 – Dues for 65 of 67 properties (59 of 61 owners) are paid in full; 2 properties (2 owners) remain unpaid. Lien warning letters have been sent to both parties.

## 3. 14 Completed Property Sales Since the Cameron Peak Fire, October 2020:

- 2/12/21 – Cole Deines (13000 Woodchuck Dr) to Shana Longo
- 2/23/21 – Ryan Green (3724 Woodchuck Dr) to Bryon & Amy Brockel
- 6/18/21 – Robert Gonzalez (13512 Otter Rd) to David & Cynthia Smith
- 8/6/21 – Scott Roth (10100 Otter Rd) to Kaitlyn & Samuel McBride
- 8/30/21 – Jo & Paul Hesson (13428 Otter Rd) to Jacob Jandrew & Samantha Walker
- 9/10/21 – Steven & Sherri Stinnett (14296 Otter Rd) to Paul Rutt
- 11/5/21 – Richard Dixon & Charlene Ferra (8266 Gray Squirrel Ct) to Sean Cloutier
- 12/23/21 – Kyle Recchia (13735 Otter Rd) to Sanjeev & Krystal Karki
- 1/7/22 – Jeremiah & Sandra May (8857 Otter Ct) to Luke & Melanie McOmie & Jonathan Dilley
- 1/7/22 – Heather Speicher (13728 Raccoon Dr) to Justin Wilson
- 2/8/22 – Pamela Robinson (8315 Gray Squirrel Ct) to Cameron & Alice Louie
- 4/8/22 – Estate of Gregory Nelson (13451 Raccoon Dr) to Justin Wilson
- 4/15/22 – Estate of Stanley Long (13888 Otter Rd) to Sarah Simpkins, James Leslie & Robert Leslie
- 4/26/22 – Joshua Embrey (8220 Raccoon Ct) to Jeffrey Moe

## 4. Current Properties for Sale/Pending Closings:

- Airn & Matthew Hartwig (13001 Otter Rd)
- Glenn Heeney & Ann Dean (13328 Otter Rd)
- Scott & Sharon Lazarowicz (8025 Wolverine Ct)

## 5. Budget Update, July 7, 2022 (attached)

**BHRA EXPENSE & INCOME SUMMARY • June 7, 2022**

A	B	C	D	E	F	G	H
Category	2021 Actual	2022 Approved Budget	2022 Actual Expenses & Income to Date	2021 Budget Over (Under) to Date	2022 Expected Remaining Expenses & Income	2022 Projected Total Expense & Income	2022 Projected Over (Under) Budget
Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Expense	\$2,025	\$0	\$0	\$0	\$0	\$0	\$0
Gate Maintenance	\$0	\$200	\$0	(\$200)	\$200	\$200	\$0
Grant Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,235	\$1,300	\$0	(\$1,300)	\$1,300	\$1,300	\$0
Legal/Financial	\$61	\$100	\$33	(\$67)	\$40	\$73	(\$27)
Mailings	\$104	\$100	\$122	\$22	\$63	\$185	\$85
Miscellaneous	\$0	\$0	\$0	\$0	\$170	\$170	\$170
Signs	\$0	\$200	\$0	(\$200)	\$200	\$200	\$0
Supplies	\$99	\$100	\$0	(\$100)	\$100	\$100	\$0
Fire Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road Base Homeowner	\$3,950	\$0	\$0	\$0	\$0	\$0	\$0
Road Ditches & Culverts	\$1,372	\$4,000	\$1,425	(\$2,575)	\$5,700	\$7,125	\$3,125
Road Grader Operator	\$14,006	\$14,700	\$2,825	(\$11,875)	\$18,000	\$20,825	\$6,125
Road Base	\$12,933	\$14,000	\$0	(\$14,000)	\$18,000	\$18,000	\$4,000
<i>BHRA Road Expense Subtotal</i>	<i>\$28,311</i>	<i>\$32,700</i>	<i>\$4,250</i>	<i>(\$28,450)</i>	<i>\$41,700</i>	<i>\$45,950</i>	<i>\$10,125</i>
Expense Subtotal	\$35,784	\$34,700	\$4,404	(\$30,296)		\$48,177	\$13,477
Dues & Late Fees	\$30,410	\$29,700	\$40,845	\$11,145	\$900	\$41,745	\$12,045
Emergency Donations	\$2,175	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$1	\$1	\$0	(\$1)	\$0	\$0	(\$1)
Grant Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$16	\$0	\$48	\$48	\$0	\$48	\$48
Homeowner Road Reimburse/Donation	\$3,950	\$0	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Income Subtotal	\$36,552	\$29,701	\$41,893	\$12,192		\$42,793	\$13,092
Checking Cash Flow Balance	\$767	(\$4,999)	\$37,489			(\$5,384)	

NOTES

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

Budget: 66 properties @ \$450 = \$29,700  
 Dues total includes \$10,849 from 11-years (2011-22) of dues/fees/interest from delinquent property estate.  
 Dues total also includes undesignated donations.

**BHRA ASSET SUMMARY**

A	B	C	D	E	F	G	H
Category	2021 Actual Ending Balance	2022 Budgeted Ending Balance	2022 Actual Balance to Date			2021 Projected Ending Balance*	
BHRA Checking Balance	\$5,978	\$979	\$43,466			\$593	
BHRA Savings Balance	\$5,007	\$5,008	\$5,007			\$5,007	
Total Assets	\$10,984	\$5,986	\$48,473			\$5,601	

\*Target is \$500 to avoid bank fee.