

Buckskin Heights Road Association BOARD MINUTES for Monday, March 27, 2023

Zoom Meeting • 6:30 pm

ATTENDANCE:

Board Members Present: Brian Abbott (At Large), Mary Arnold (Vice President), Dan McQueen (President), Cindy Smith (Secretary), Bill Torrey (At Large), Sue Weber (Treasurer)

Community Members: Rich & Deb Evans, Michael Lowe, Rick Stahl, Brittany Woods

CALL TO ORDER, WELCOME/INTRODUCTIONS, QUORUM:

The meeting was called to order by President Dan McQueen with quorum present at 6:36pm.

APPROVAL OF AGENDA:

Cindy Smith made a motion to approve the agenda. It was seconded and **approved**.

AGENDA:

Community Input: None at this time.

Secretary's Report: Dan McQueen made a motion to approve the Board Meeting minutes of 1/26/2023 and Special Meeting Minutes of 3/12/23 as distributed. The motion was seconded and **approved**.

Treasurer's Report: Treasurer Sue Weber reported that:

1. Annual dues are coming in; 33 properties have paid, about a third electronically by Zelle.
2. Gate repairs from recent damage totaled \$622. Weber noted that the east post of electronic gate needs welding for which we have budgeted \$500. The Smiths have offered to donate paint for the gate, to be painted in the summer after repair work is completed. Money has also been set aside for repair and purchase of road signs; Bill Torrey is leading this project.

3. Preliminary income tax documents have been filed; final state and federal forms will be filed before the April deadline.
4. Bonnie Torrey and Jodi Abbott have audited the 2022 books; all was found to be in order.
5. Mary Arnold made a motion to approve the Treasurer's Report (attached) as distributed. The motion was seconded and **approved**.

Road Report: Vice President Mary Arnold reported that:

1. Raccoon Ct and Grey Squirrel Ct will be graded this spring as well as Otter Rd, asphalt to gate, and upper Otter Rd, hopefully up to the emergency gate, provided that is free of debris. Material may be added to Raccoon Ct, Grey Squirrel Ct, and upper Otter Rd, depending on its condition after the grading this spring. It was noted that several large trees are across the emergency exit near the top of the road.
2. Recycled asphalt will be added between road markers 14-17 and 27-32 to address washboarding. Mary will consult with Brian Abbott about adding material and grading on Woodchuck, per the request of property owners on Woodchuck.
3. Donations for purchase of the Road Groom by one or more individuals is being considered. Starting a "Go Fund Me" for this purpose was suggested by Rich Evans. The owner of the Road Groom and Mary are in conversation regarding the price. Sue Weber pointed out that the Board would need to know within the next few months about any potential summer contractual or piecework use of the Road Groom or other resident-owned equipment.
4. Cindy Smith made a motion to approve the road report as delivered. The motion was seconded and **approved**.

Gate Report/Security:

1. As reported above, the east post of the electronic gate needs welding, and the entire gate will be painted this summer.
2. Bill Torrey was appointed to the position of "Gate Manager," with Brian Abbott as assistant. Dan McQueen will coordinate with Bob Faris and Bill to continue gate repairs and programming codes; Bill will also work on updating gate and other signage as necessary.
3. The gate report was accepted by the board.

Fire Committee Report: Mike Lowe volunteered to chair and will work with Cindy Smith to schedule an organizational meeting and request volunteers from the community. Removal of trees from very top of Otter Rd was discussed as a possible first project.

Old Business:

1. The *Ad Hoc* Bylaws Committee (Arnold, Allan Heese, McQueen, Smith, Torrey, Stahl, Weber) had a meeting with parliamentarian Lola Fehr by Zoom on Monday, March 6.
2. Mirror & Signage Project:
 - A. Bill Torrey has researched the convex safety mirror; it is on order and will be installed this spring. It is 36" in diameter, made of acrylic and has three mounting points for attachment to a 12' steel mounting pole.
 - B. David Smith showed Bill how to use ARC GIS to access the Buckskin Heights Base Map, allowing mapping of signage, road improvements, mile markers, and much more.
 - C. Bill reviewed several replacement sign types with possible costs; he will work with David to develop a proposal with costs for purchase and installation this year.
 - D. It was pointed out that Allan Heese has lettering supplies for the mile markers.

New Business: Sue Weber presented a document to the Board (attached) which summarizes her board and non-board community service to the Association in 2020-2021. The document points out that a non-Board member of the Association has publicly accused her of serving an illegal 6-year term on the Board, in collusion with a current Board member and several former Board members, all in violation of the *Bylaws*. The document she shared refutes this false accusation with concrete evidence (screen shots) from all the official board minutes from that time period. The board unanimously approved that this document be entered into the minutes of this meeting.

Executive Session (If Any): None

Adjournment: The meeting was adjourned at 7:51pm by Dan McQueen.

Respectfully submitted,
Cindy Smith, Secretary

Buckskin Heights Road Association Treasurer’s Report

Sue Weber – March 27, 2023 (Board Meeting)

1. Checking account balance 3/27/23	=	\$25,767.14
Pending Expenses	=	-\$14.00
Pending Deposits	=	\$0.00
Checking available	=	\$25,753.14
Savings account balance 3/27/23	=	\$5,009.16
TOTAL AVAILABLE 3/27/23	=	\$30,762.30

2. Dues:

- 2023 dues for 33 of 67 properties (29 of 62 owners) are paid in full.
- Zelle payments are now supported by Wells Fargo. 8 of the 29 members have paid by Zelle.

3. Recent Completed Property Sales (18 total since the Cameron Peak Fire, October 2020):

- 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
- 7/15/22 – Glenn Heeney & Ann Dean (13328 Otter Rd) to Bethany & Allison Seymour
- 8/30/22 – Airn & Matthew Hartwig (13001 Otter Rd) to Rich & Debbie Evans
- 9/30/33 – Jacob Jandrew & Samantha Walker (13428 Otter Rd) to Hermine & Clinton Culley Trust
- 12/20/22 – Rudy Hansch Trust (12721 Woodchuck Dr) to Darin & Erin Glenn
- 1/27/23 – Keifer Jacobson (13382 Otter) to Melissa St Clair & Benjamin Hodgkin
- 2/8/23 – Edwin Standard (13960 Otter Rd) to Ian Morello, John & Jennifer Appelman

4. Current Properties for Sale/Pending Closings

- Scott & Sharon Lazarowicz (8025 Wolverine Ct)

5. New Residents:

- Victoria & Jacob Marek renting from Jacob Jandrew & Samantha Walker (12727 Otter Rd)

6. March 27, 2023 Budget (attached)

7. **Income Tax Filings:** I filed our required IRS Forms 1096 and 1099-NEC forms on 1/31/23. I will file our required IRS Form 1120-H before the April 15 deadline.

8. **2022 Audit:** The “Buckskin Heights Road Association Treasurer’s Report for FY2022” was independently audited by Jodi Abbott and Bonnie Torrey and approved without qualification.

BHRA EXPENSE & INCOME SUMMARY • March 27, 2023

A	B	C	D	E	F	G	H
Category	2022 Actual	2023 Approved Budget	2023 Actual Expenses & Income to Date	2023 Budget Over (Under) to Date	2023 Expected Remaining Expenses & Income	2023 Projected Total Expense & Income	2023 Projected Over (Under) Budget
Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Maintenance	\$0	\$500	\$622	\$122	\$500	\$1,122	\$622
Grant Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,337	\$1,400	\$0	(\$1,400)	\$1,400	\$1,400	\$0
Legal/Financial/Procedural	\$383	\$500	\$10	(\$490)	\$490	\$500	\$0
Mailings	\$198	\$300	\$23	(\$277)	\$100	\$123	(\$177)
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road Signs & Accessories	\$0	\$500	\$0	(\$500)	\$500	\$500	\$0
Office Supplies	\$54	\$100	\$23	(\$77)	\$77	\$100	\$0
Technology	\$154	\$350	\$196	(\$154)	\$154	\$350	(\$0)
Transfer to Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road Base Homeowner	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0
Road Ditches & Culverts	\$1,705	\$1,500	0	(\$1,500)	\$1,500	\$1,500	\$0
Road Grader Operator	\$18,243	\$16,000	\$0	(\$16,000)	\$16,000	\$16,000	\$0
Road Base	\$14,349	\$20,000	\$0	(\$20,000)	\$20,000	\$20,000	\$0
BHRA Road Expense Subtotal	\$34,296	\$37,500	\$0	(\$37,500)	\$37,500	\$37,500	\$0
Expense Subtotal	\$39,423	\$41,150	\$874	(\$40,276)	\$40,721	\$41,595	\$445
Dues & Late Fees	\$41,890	\$30,150	\$14,800	(\$15,350)	\$15,334	\$30,134	(\$16)
Emergency Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$1	\$6	\$1	(\$5)	\$5	\$6	\$0
Grant Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$112	\$100	\$16	(\$84)	\$100	\$116	\$16
Homeowner Road Reimburse/Donation	\$3,004	\$0	\$250	\$250	\$0	\$250	\$250
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Income Subtotal	\$45,007	\$30,256	\$15,067	(\$15,189)	\$15,439	\$30,506	\$250
Checking Cash Flow Balance	\$5,585	(\$10,894)	\$14,193			(\$11,090)	

NOTES

Special meeting mailings/handouts

Zoom meeting equipment; Zoom subscription

2022: 6 15T loads (Raccoon Rd/Ct)

2022: 29 BHRA 15T loads + 6 homeowner loads = 35 loads

2022: Single grading ~\$3K; with 35 loads road base ~\$9K

2023: Assumes 40 15T loads at \$500/load

Budgeted Dues Income...

...assumes all 67 properties (62 of 62 owners) pay \$450 annual dues and includes undesignated donations.

BHRA ASSET SUMMARY

A	B	C	D	E	F	G	H
Category	2022 Actual Ending Balance	2023 Budgeted Ending Balance	2023 Actual Balance to Date			2021 Projected Ending Balance*	
BHRA Checking Balance Available	\$11,561	\$667	\$25,767			\$471	
BHRA Savings Balance	\$5,008	\$5,014	\$5,009			\$5,014	
Total Assets	\$16,569	\$5,681	\$30,776			\$5,485	

*Target is \$500 to avoid bank fee.

March 27, 2023

TO: BHRA Board – Dan McQueen (President), Mary Arnold (Vice President), Cindy Smith (Secretary), Brian Abbott (At Large) and Bill Torrey (At Large)
FROM: Sue Weber (Treasurer, Sept 2021-Present)
RE: My Tenure as a Board and Community Member of the BHRA Road Association in 2020-2021

A non-board member of the Association has publicly accused me of serving an illegal 6-year term on the Board in violation of the BHRA Bylaws. The screen shots below of ALL the minutes of the Association (all online at <http://buckskinheights.org/documents.html>) that mention my actions from August 2020 through September 2021 prove the following:

Weber was ON the board in 2019-20, until the transitional board meeting in Sept 2020.

Weber was OFF the board from Sept 2020 until Sept 2021, a full year in complete compliance with the Bylaws [Article I, Section 2(b)].

- During that year, Weber was appointed as a non-board member bookkeeper from Sept 2020 until Sept 2021, in complete compliance with *Bylaws* [Article II, Section 1(d)], which clearly states that the Board may “...create additional offices deemed necessary, and appoint one or more persons, who need not be members of the Association, to such offices.”
- As bookkeeper, her only job was to keep financial records in order; unlike the treasurer, she had no fiduciary role or control over money. A glance at any dictionary will confirm that the role of bookkeeper is legally and functionally different from that of treasurer:

Treasurer: An **officer** of a government, corporation, association, or the like, in charge of the **receipt, care, and disbursement of money.**

Bookkeeper: A **person** whose job is to **keep records** of the financial affairs of a business.

- During 2020-21, Weber did not pretend to be a board member or an officer of the board, nor did the board allow her voice or vote to act as one; wrongful influence by Weber over any Association business was therefore impossible.

Finally, Weber was re-elected to the Board at the Annual Meeting in Aug 2021. She resumed her service ON the board in Sept 2021, in complete compliance with the Bylaws. She never served an illegal consecutive 6- yr term.

BOTTOM LINE: There is absolutely no evidence in any of BHRA's official records that I have ever been in violation of the BHRA Bylaws. In fact, ALL of the official BHRA records confirm that I have NEVER been in violation of any of the BHRA Bylaws.

HERE IS THE EVIDENCE FROM OFFICIAL COMMUNICATIONS TO SUPPORT ALL THE ABOVE TRUTHFUL ASSERTIONS:

The 2020 BHRA Annual Meeting Notice (below) shows that Sue Weber’s term of office (2019-20) as board member and Treasurer was ending, and that she was ineligible for re-election, in complete compliance with the *Bylaws* [Article I, Section 2(b)]:

**BUCKSKIN HEIGHTS ROAD ASSOCIATION
FRIDAY AUGUST 21, 2020 ANNUAL MEETING BY ZOOM**

CURRENT BHRA BOARD MEMBERS

David Gaudio	President
Allan Heese*	Vice President
Luke McOmie*	Secretary
Sue Weber**	Treasurer
Pam Robinson	At Large
Glenn Heeneey	At Large

* 1st term ending, eligible for re-election

**** 2nd term ending, ineligible for re-election**

CONDUCT OF THE ZOOM ANNUAL MEETING

We ask for your patience, courtesy and good humor as we work through a packed agenda to benefit our neighborhood. We will be muting everyone for most of the meeting. Members who wish to speak must be recognized by the meeting chair – we'll tell you how at the meeting. **If we run out of time at the annual meeting to finish the bylaws actions, we will reconvene the meeting on Friday, August 28 at 6:30pm to finish this work.**

The BHRA 2020 Annual Meeting involved a major revision of the Bylaws (below). It was conducted on three successive dates. On the first date, August 21, 2020, Weber was correctly identified as a current board member; she presented the Treasurer's Report, in complete compliance with the *Bylaws*:

Buckskin Heights Road Association 2020 Annual Meeting Minutes

Friday, August 21, August 28 and September 18, 2020 at 6:30pm by Zoom due to Covid-19 Pandemic

FRIDAY, AUGUST 21, 2020

ATTENDANCE: 21 properties represented in person (quorum of 10 satisfied); 4 represented by proxies; 25 total properties eligible to vote

Road Association Board Members Present: David Gaudio, President; Allan Heese, Vice President (Ruth Heese); Luke McOmie, Secretary; Sue Weber, Treasurer; Glenn Heeny (Ann Dean) and Pam Robinson, Directors at Large

Other Road Association Members Present: Brian Abbott, Jennifer Appelmann, Mary Arnold, Jacob DeBes, Dick Dickson, Erik Dolph, Paul Hesson, Peggy & Brett Kinsey, Mary Ann Long, Lynette & Max McGowan, Rick Stahl, Bonnie Torrey, Lulu Tupper, Justin Wilson & Matt Wilson, Brittany Woods

Guest: Lola Fehr (Parliamentarian)

Proxies: Traci Ann Reynolds (Rick Stahl), Ed Standard (Rick Stahl), Bob Faris & Linda Bilsing (Ruth Heese); Denise Jackson & Michael Bane (Jennifer Appelmann)

TREASURERS REPORT:

1. Treasurer Sue Weber reviewed the current status of the budget ("BHRA Budget Update 8-21-20" attached).
 - We have only one long-term delinquency; 67 of 68 properties (98.5%) are paid in full.
 - The Board did not recommend a dues increase this year.
 - A motion was made by Glenn Heeny to approve the Treasurer's report. The motion was seconded and approved.
2. The "Buckskin Heights Road Association Treasurer's Report for FY2019" was independently audited by Linda Bilsing and Denise Jackson and approved without qualifications (attached). A motion was made by Paul Hesson to approve the Auditors' report. The motion was seconded and approved.

ROAD REPORT: Allan Heese presented the "2020 Work Summary" and "Material Placement" reports (attached).

Continuing the minutes for the August 21, 2020 annual meeting (below), Weber was NOT illegally re-elected to the new 2020-2021 Board in violation of the *Bylaws*:

Buckskin Heights Road Association 2020 Annual Meeting Minutes

Friday, August 21, August 28 and September 18, 2020 at 6:30pm by Zoom due to Covid-19 Pandemic

NOMINATION AND ELECTION OF BHRA BOARD

MEMBERS: The floor was opened to nominations for open seats on the BHRA Board for 2020-21. Allan Heese, (starting new 2nd term), Luke McOmie (starting new 2nd term) and Dan McQueen (starting new 1st term) were unanimously elected to fill these positions. Pam Robinson (second year of a 1st term), Glenn Heeny (second year of a 1st term), and David Gaudio (second year of a 2nd term) are the carry-over members of the 2020-21 board.

The Sept 2020 Transitional Meeting (below) was held between the second and third part of the 2020 Annual meeting. In the minutes, Weber is correctly identified as an outgoing Board member. Pam Robinson was elected Treasurer and became the BHRA bank signatory; Sue Weber was appointed as a non-board member bookkeeper, with view-only access to bank information, in complete compliance with the *Bylaws* [Article II, Section 1(d)]:

Buckskin Heights Road Association
MINUTES for Tuesday, September 15, 2020
Zoom Transitional and Regular Board Meeting • 6:30 pm

ATTENDANCE:

Board Present: David Gaudio, Glenn Heeneey, Allan Heese, Pam Robinson, Sue Weber
Board Absent: Luke McOmie, Dan McQueen
Community Members: Jacob deBes, Andrew Michler, Bill Torrey, Brittany Woods

CALL TO ORDER, WELCOME/INTRODUCTIONS,

QUORUM: The meeting was called to order by outgoing President David Gaudio with quorum present at 6:38pm.

APPROVAL OF AGENDA: Glenn Heeneey made a motion to approve the agenda as distributed. The motion was seconded and **approved**.

TRANSITIONAL MEETING:

Election of Board Officers for 2020-21: The following slate of officers was unanimously elected:

President – Glenn Heeneey
Vice President – Allan Heese
Secretary – Luke McOmie
Treasurer – Pam Robinson
At Large – David Gaudio & Dan McQueen

President Glenn Heeneey and Treasurer Pam Robinson will serve as signatories on the BHRA financial accounts; they will fill out the necessary paperwork at Well Fargo Bank. Glenn and Pam will also take possession of the keys to the post office box. Pam Robinson made a motion to **appoint Sue Weber to serve as bookkeeper for the Board of Directors; Sue will have viewing access only on the online account.** The motion was seconded and **approved**.

REGULAR BOARD MEETING:

Community Input: None

Secretary's Report: Glenn Heeneey made a motion to confirm the email approval of the minutes of the July 16, 2020 board meeting. The motion was seconded and **approved**.

Treasurer's Report: **Outgoing Treasurer Sue Weber** presented the Treasurer's Report (attached). David Gaudio made a motion to approve payment to Parliamentarian Lola Fehr an additional \$125 (for a total of \$525) for her services to the Association during the three continued annual meetings on August 21, 28 and September 18, 2020. The motion was seconded and **approved**. Pam Robinson made a motion to approve the Treasurer's Report. The motion was seconded and **approved**.

Road Report: Vice President Allan Heese gave the following verbal report:

1. There is \$3,750 set aside in the budget for up to 2 fall gradings. Allan does not at present see the need for more than one before the end of the year, but option is available. There is also \$1500 set aside in the budget for work on 3-4 culverts to be done mainly by volunteers. Use of resident backhoe and other equipment will be reimbursed. Jacob deBes pointed out that the gate area was once again potholed; there was general agreement that this could also be addressed by resident volunteers with the additional application of water. Allan and Glenn will coordinate these efforts with the regular grading work by Foster.

- **Dictionary Definition of "Treasurer":** An **officer** of a government, corporation, **association**, or the like, in charge of the receipt, care, and disbursement of money.

In 2020-21, the elected Board treasurer, Pam Robinson, was the Wells Fargo Bank signatory for the BHRA accounts, not me. She wrote all the checks and made all the deposits; implemented the annual budgets; sent out and followed up on dues notices; filed liens on delinquent owners; filed status reports with title companies for property sales; was the registered agent on the Colorado Secretary of State's website; filed all the Colorado Secretary of State's annual reports; filed state and Federal tax forms; was responsible for the relevant satisfactory financial audit reports; provided accurate reports on BHRA's financial status at each meeting; was covered by BHRA liability insurance; and had both voice and vote as an elected board member at each meeting.

- **Dictionary Definition of "Bookkeeper":** A **person** whose job is to keep records of the financial affairs of a business.

As "bookkeeper" in 2015-16 and 2020-21, Weber had no access to any BHRA funds; signed no checks; made no financial decisions; filed no official reports or forms; had view-only access to the BHRA online account; was not covered by BHRA's officer liability insurance; and did not have voice or vote at any board meeting. Her only function was technological record-keeping – to keep BHRA's Quicken/Excel financial software updated and to use those technologies to support the treasurer's responsibility to provide accurate reports on BHRA's financial status at each meeting and other tasks as requested.

By the third part of the 2020 Annual Meeting (below), Sue Weber was OFF the Board. She is correctly identified under the heading “Other Road Association Members Present,” in complete compliance with the *Bylaws*:

Buckskin Heights Road Association 2020 Annual Meeting Minutes

Friday, August 21, August 28 and September 18, 2020 at 6:30pm by Zoom due to Covid-19 Pandemic

FRIDAY, SEPTEMBER 18, 2020 (Continued)

ATTENDANCE: 16 properties represented in person (quorum of 14 satisfied); 5 properties represented by proxies; 21 total properties eligible to vote

Road Association Board Members Present: Glenn Heeney, President; Allan Heese, Vice President; Luke McOmie, Secretary; Pam Robinson, Treasurer; David Gaudio and Dan McQueen, Directors at Large

Other Road Association Members Present: Jacob DeBes, Erik Dolph, Paul Hesson, Keifer Jacobson, Peggy & Brett Kinsey, Mary Ann Long, Rick Stahl, Sue Weber, Justin Wilson, Brittany Woods

Guest: Lola Fehr (Parliamentarian)

Proxies: Linda Bilsing (Allan Heese); Michael Fallon (2 properties, Sue Weber); Traci Ann Reynolds and Ed Standard (Rick Stahl)

In the course of the discussion, the group took action on motions from the floor applying to the following amendments:

- Amendment #22: Erik Dolph made a motion to strike the last sentence in c. The motion was seconded and **failed** (9 yes, 11 no). Amendment #22 was subsequently approved as revised and recommended by the Bylaws Committee.
- Amendment #27B: The motion to increase special meeting petition from 5 members to 20% received no support. The motion to increase special meeting petition to 15% was approved (13 yes, 8 no). The main motion on amendment #27A&B was subsequently approved with special meeting petition at 15%.
- Amendment #27C: Sue Weber made a motion to strike the words “within the established norm” and

At the next Board meeting in November 2020 (below), Weber is again correctly identified as a community member; she was OFF the board. Her role is correctly identified as Bookkeeper, not Treasurer, in complete compliance with the *Bylaws*:

Buckskin Heights Road Association MINUTES for Tuesday, November 17, 2020

Zoom Meeting • 6:30 pm

ATTENDANCE:

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

Board Absent: Dan McQueen

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

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 Heeney 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.

At the next Board meeting in January 2021 (below), Weber is again correctly identified as a community member; she was OFF the board. Her role is correctly identified as Bookkeeper, not Treasurer, in complete compliance with the Bylaws:

**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**

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

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**.

- 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**.

At the next Board meeting in June 2021 (below), Weber continues to be correctly identified as a community member; she was OFF the board, in complete compliance with the Bylaws:

**Buckskin Heights Road Association
MINUTES of Board Meeting on Wednesday, June 9, 2021**

Glenn Heeney' House, 13328 Otter Rd & by Zoom • 6:30 pm

ATTENDANCE:

Board Present: David Gaudio, Glenn Heeney, Allan Heese, Luke McOmie, Dan McQueen, Pam Robinson
Board Absent:
Community Members: Sue Weber

5. Glenn Heeney will investigate the option of filing a delinquent dues report with credit agencies as another method of encouraging payment.

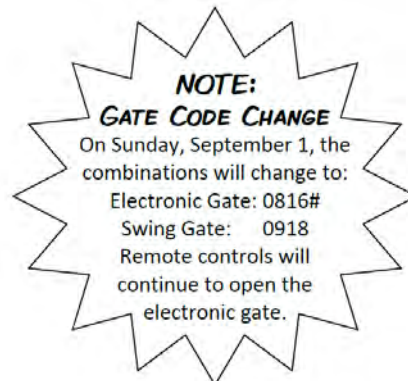
ROAD REPORT: Plan for summer 2021 road

In July 2021, the 2021 BHRA Annual Meeting Notice (below) shows that Pam Robinson was Treasurer during the past year and that her term of office was ending; and that Sue Weber was NOT on the board, in complete compliance with the Bylaws:

**BUCKSKIN HEIGHTS ROAD ASSOCIATION
2021 ANNUAL MEETING**

**CURRENT BHRA
BOARD MEMBERS**

- Glenn Heeney* President
- Allan Heese†† Vice President
- Luke McOmie†† Secretary
- Pam Robinson*** **Treasurer**
- David Gaudio** At Large
- Dan McQueen† At Large
- * 1st 2-year term ending; eligible for re-election to a second 2-year term
- ** 2nd term ending; ineligible for re-election
- † One more year to serve in a 1st term
- †† One more year to serve in a 2nd term



At the beginning of the 2021 Annual Meeting (below), Pam Robinson is correctly identified as Treasurer. Weber is correctly identified as a community member and as the non-board member bookkeeper; she was still OFF the board, in complete compliance with the *Bylaws*.

Buckskin Heights Road Association 2021 Annual Meeting Minutes

Friday, August 20, 2021 at the Arnold/Schneider Property, 12628 Otter Rd and by Zoom

ATTENDANCE: 21 properties represented in person or on Zoom (quorum of 13 satisfied); 2 represented by proxies; 23 total properties eligible to vote

Road Association Board Members Present:

Glenn Heeney, President; Allan Heese, Vice President; Luke McOmie, Secretary; Pam Robinson, Treasurer; and David Gaudio & Dan McQueen, Directors at Large

Other Association Properties Present:

Abbott, Appelman, Arnold/Schneider, Dolph, Gariglietti/Lawrence, Hartwig, Hesson, Jacobson, Kiessling/Michler, Longo, Lowe, McGowan, Reynolds, Torrey, Weber,

Proxies: Jandrew (Airn Hartwig), Faris/Bilsing (McOmie)

TREASURERS REPORT:

1. Treasurer Pam Robinson and Bookkeeper Sue Weber reviewed the current status of the budget ("BHRA Budget Update 8-20-20" attached).
 - We have only one long-term delinquency; 66 of 67 properties (98%) are paid in full.
 - A motion was made by Glenn Heeney to approve the Treasurer's report as presented. The motion was seconded and approved.
2. The "Buckskin Heights Road Association Treasurer's Report for FY2020" was independently audited by Linda Bilsing and Jodi Abbott and approved by them without qualifications (attached).

ROAD REPORT:

1. VP Allan Heese reviewed the "2021 Annual Meeting Road Report" (attached).
 - A. He thanked those who removed snow in March (Arnold, Dolph, Heeney, Hingtgen, Jacobson, Jandrew, Lazarowicz, McGowan, McQueen, Michler) and worked on culvert/road maintenance (Abbott, Dolph, Heeney, Hintgen, Lowe, McGowan, Thompson).
 - B. He reported on the importance of keeping culverts and ditches clear. He and David Smith are working on a GIS project that will map key features of the 11 miles of our roads – location and maintenance timing for ditches, culverts,
 - Fox Court -- Planned for week of August 23; repair significant washout at culvert
 - Entire Road System – Tentatively scheduled end of September or early October (dependent on contractor schedule); grading and material placement, spreading, compacting at several priority potential locations.

By the end of the 2021 Annual Meeting (below), Weber was re-elected to the Board ("starting new term"), after having been OFF the board for the required 1 year period, in complete compliance with the *Bylaws*:

be more cost effective. Brian Abbott and Sue Weber suggested that the Board form an *ad hoc* committee this year to develop actual cost/benefit analyses of various options. Gianna Gariglietti offered her insurance expertise to this project.

CONSIDERATION OF DUES INCREASE FOR 2022:

After a brief discussion, the proposal to increase dues by \$50 from \$450 to \$500/year was defeated (11 yes, 12 no).

ELECTION OF NEW BHRA BOARD MEMBERS:

The floor was opened to nominations for the three open seats on the BHRA Board. Glenn Heeney, (starting new 2nd term, 2021-23) and Brian Abbot and Sue Weber (both starting new 1st terms, 2021-23) were nominated and unanimously elected to fill these positions. Dan McQueen (second year of a 1st term, 2020-22) and Allan Heese and Luke McOmie (both in the second year of a 2nd term, 2020-22) are the carry-over members of the 2021-22 board.

After the 2021 Annual Meeting, the minutes of the Sept 2021 Transitional Meeting (below) correctly lists Weber as a new board member. She was ON the board again and elected Treasurer for 2021-22, in complete compliance with the Bylaws:

**Buckskin Heights Road Association
MINUTES for Thursday, September 16, 2021**

Zoom Meeting • 6:30 pm

ATTENDANCE:

Old & New Board: Brian Abbott, David Gaudio, Glenn Heeneey, Allan Heese, Luke McOmie, Dan McQueen, Sue Weber, (Pam Robinson, absent)
Community Members: Paul Rutt, Erin Ross

“Association members may not treat two properties as one to save on road dues and subsequently as two to profit from resale; members must choose one property configuration relative to BHRA and the County, and be consistent to both throughout the period of ownership.”

TRANSITIONAL MEETING:

Election of Board Officers for 2021-22: Allan Heese nominated the following officers for 2021-22. No additional nominations were made; nominations were closed; and the slate was unanimously approved.

- President – Glenn Heeneey
- Vice President – Allan Heese
- Secretary – Luke McOmie
- Treasurer – Sue Weber
- At Large – Dan McQueen, Brian Abbott

properties for re-sale or any other reason must pay back road dues on the second property from date of purchase.

Road Report:

- 3. Maintenance plan for the rest of the year
 - A. James Foster, Justin Foster’s dad, graded the road for some time; he recently passed away. Justin will continue to care for the road. Allan Heese will send a sympathy card to the family.

TO REPEAT THE BOTTOM LINE:

Weber was ON the board in 2019-20, until the transitional board meeting in Sept 2020.

Weber was OFF the board from Sept 2020 until Sept 2021, a full year in complete compliance with the Bylaws [Article I, Section 2(b)].

- During that year, Weber was appointed as a non-board member bookkeeper from Sept 2020 until Sept 2021, in complete compliance with Bylaws [Article II, Section 1(d)], which clearly states that the Board may “...create additional offices deemed necessary, and appoint one or more persons, who need not be members of the Association, to such offices.”
- As bookkeeper, her only job was to keep financial records in order; unlike the treasurer, she had no fiduciary role or control over money. A glance at any dictionary will confirm that the role of bookkeeper is legally and functionally different from that of treasurer:

Treasurer: An officer of a government, corporation, association, or the like, in charge of the receipt, care, and disbursement of money.

Bookkeeper: A person whose job is to keep records of the financial affairs of a business.

- During 2020-21, Weber did not pretend to be a board member or an officer of the board, nor did the board allow her voice or vote to act as one; wrongful influence by Weber over any Association business was therefore impossible.

Finally, Weber was re-elected to the Board at the Annual Meeting in Aug 2021. She resumed her service ON the board in Sept 2021, in complete compliance with the Bylaws. She never served an illegal consecutive 6-yr term.

BOTTOM LINE: There is absolutely no evidence in any of BHRA's official records that I have ever been in violation of the BHRA Bylaws. In fact, ALL of the official BHRA records confirm that I have NEVER been in violation of any of the BHRA Bylaws.