

Buckskin Heights Road Association

2023 Annual Meeting Minutes

Sunday, August 27 and September 10, 2023 at 2:00pm • Stahl Residence In-Person and by Zoom

ATTENDANCE: 17 memberships represented in person, 10 memberships on Zoom; 18 represented by proxies; 45 total memberships eligible to vote. The quorum of 14 memberships was satisfied at the beginning of meeting.

Road Association Board Members (Spouse) Present: Dan McQueen, President; Cindy Smith, Secretary (Zoom); Sue Weber, Brian Abbott (Zoom) and Bill (Bonnie) Torrey, Directors at Large

Other Memberships Present:

In-Person (17 with Board): John & Jennifer Appelman (2 properties), Rich & Deb Evans, Linda Bilsing/Faris, David Gaudio, Allan Heese, Sanjeev Karki, Jess Blinkensop/Longo, Michael Lowe, Lynette McGowan, Traci Reynolds, Paul & Erin Rutt, Rick & Chris Stahl, Brittany & John Woods

By Zoom (10 with Board): Donna Braun & Jae Sheddy, Jacob DeBes, Peggy & Brett Kinsey, Audrey Lodwig, Luke & Melanie McOmie (2 properties), Mark Mettler, Alison Seymour

Proxies (18): Arnold (Michael Lowe), Conrad (McGowan), Culley (Heese), Ezzell (Abbott), Fallon (Weber, 2 properties), Ferrier (Gaudio), Gariglietti/Lawrence (Heese), Hingtgen (Smith), Jackson/Bane (Bilsing), Jandrew/Walker (Stahl), St Clair/Hodgin (Stahl), Stewart (Smith), Thompson (Lowe), Warrington (Bilsing), Wilson (Torrey, 2 properties), Wilson (Braun)

Guest: Lola Fehr (Parliamentarian)

CALL TO ORDER & WELCOME: The meeting was called to order at 2:07pm by Parliamentarian Lola Fehr in President Dan McQueen's temporary absence. Secretary Cindy Smith called the membership roll, which was recorded and verified by Bonnie Torrey and Allan Heese. Owners of 25 properties were present in person or by Zoom at the beginning of the meeting, exceeding the minimum of 14 properties necessary for a quorum. Fehr welcomed all in attendance.

AGENDA: The agenda was approved as distributed 30 days prior to the annual meeting. Lola Fehr reminded participants that the meeting will be limited to 3 hours as stated in the meeting notice. If we run out of time to complete the bylaws actions at 5pm, we will reconvene the meeting on Sunday, September 10 at 2pm (same location and URL) to finish this work.

REMINDER: Gate codes will change on September 1; new codes are on the annual meeting agenda that was sent to all members and distributed at this meeting.

REVIEW OF MINUTES: The Association members were asked if there were any questions or concerns with the Board-approved 2022 Annual Meeting Minutes posted online. None were noted.

DATE FOR NEXT YEAR'S MEETING: The 2024 annual meeting will be held on Sunday afternoon, August 25 at a specific time and location to be determined.

TREASURERS REPORT: Treasurer Sue Weber reviewed the current status of the budget ("BHRA Treasurers Report 8-27-23," attached):

1. We have ~\$15K total checking and savings available in budget at this time, ~\$11K of which was from long-term delinquency resolution in 2022. We have \$500 allocated for gate maintenance, and \$7,400 remaining for fall road maintenance.
2. One hundred percent of members have paid dues; this is the 2nd year in a row, good job!
3. Approximately one third of our properties have turned over since the fire (see attached Treasurer's Report).
4. The "Buckskin Heights Road Association Treasurer's Report for FY2022" was independently audited by Jodi Abbott and Bonnie Torrey and approved without qualifications (attached).
5. Sue collated (and posted on Groups IO prior to the meeting) the attached historical "Grading/Road Base Expenditures Overview, 2011-Present" for discussion later in the meeting.

ROAD REPORT:

6. Vice President Mary Arnold was able to attend the meeting only intermittently by Zoom. She sent her Road Report (attached) electronically; paper copies were distributed at the meeting and screen-shared on Zoom; Sue Weber read it aloud to the group.

ACTION ITEMS:

- A. Proactive Maintenance: Establish regular maintenance schedules for ditches and culverts to prevent debris buildup and ensure efficient drainage during heavy rain.
- B. Surface Resilience: Explore sustainable road surface solutions that withstand heavy rainfall, such as improved asphalt mixes or other materials designed for greater durability.

- C. Community Engagement: Educate residents about the importance of avoiding unnecessary strain on ditches and culverts, such as allowing debris to accumulate that could obstruct water flow.
 - D. Climate-Adaptive Design: Consider redesigning culverts and ditches to accommodate more significant water volumes and prevent erosion under extreme weather conditions.
7. Linda Bilsing asked for additional information on quantity and cost of road base spread above and below the gate. Allan Heese requested data regarding locations, quantity and type of material applied to the road this year. Sue Weber pointed out that David Smith has mapped this information previously as part of our GIS project. **ACTION ITEM:** Dan McQueen indicated that the next board will provide this additional information to the membership.
 8. David Gaudio requested status information about using the Road Groom. Dan McQueen reported that the Board and owner/member Traci Reynolds have agreed on a plan to rent the equipment from Traci on an as-needed per hour basis, when conditions are favorable on appropriate sections of the road, both below and above the gate.
 9. Linda Bilsing brought up the need to more fully repair the damage done to the road between road markers 17 and 18 by the trailer delivering Donna Braun/Jae Shedly's home (see photos below). Although everyone travels the road at their own risk, this exacerbates an already dangerous situation, because the road angles down to the in-curving damaged area on a steep slope; we have had accidents there in the past. Mike Lowe reported that Mary Arnold has contacted the trucking company that caused the damage but gotten no response. **ACTION ITEM:** Dan McQueen indicated that the new board will follow up on various suggestions to implement and pay for required repairs.



10. Allan Heese brought up the culvert/ditch situation at the intersection of Otter Rd and the Buckhorn Rd. There is an ongoing disagreement with the neighbor on the NW corner who keeps filling in the drainage ditch at two driveways; a neighbor on the east side a bit farther up has installed large rocks which prevent re-establishment of a ditch on that side of the road. **ACTION ITEM:** It was suggested that we offer some assistance to re-dig ditches and place culverts to keep water off Otter Rd. Legal action is another possibility. **(See also #21 below.)**
11. Luke McOmie pointed out that Otter Ct has degraded to the point of requiring a 4X4 to drive this road. Donna Braun reported that many contractors she has contacted refuse to drive the road, or over-charge to deliver due to the conditions on the road. **ACTION ITEM:** Cindy Smith and Bill Torrey suggested that the new board support the new VP in doing a survey of all the roads to determine priority remediation actions.

GATE REPORT:

12. Director At Large Bill Torrey reported that the west electronic gate has been damaged several times this year. We are grateful to Leroy Lawrence for rewelding the east post. **ACTION ITEMS:** There are gate mechanism areas that still need attention the next time other repairs are required. The gate is in better shape now than this spring, but long-term, we need to remove infrastructure inside and beef up collision barriers.
13. Linda Bilsing pointed out that the 1969 "Grant of Easement" (<http://buckskinheights.org/BHRA-Grant-Easement-1969-Copyright.pdf>) states that road users must close the gate every time. The swing gate was left open when the electronic gate was unusable this summer. Sue Weber pointed out that it was dangerous in a medical or other emergency to block the only egress to the neighborhood. **ACTION ITEM:** Investigate installing a push button or electronic lock on the swing gate to make it easier to open in an emergency.
14. **ACTION ITEM:** Bill Torrey pointed out that the board is already investigating the possible \$10-20K cost of options to replace the gate if it becomes necessary in the future.

FIRE COMMITTEE REPORT:

- 15. Mike Lowe reported that the water reserve at the gate is full. He and Dan McQueen recommended that property owners evaluate trees along their section(s) of road; trim as necessary; and contact him if assistance on wildfire mitigation is needed.
- 16. Mike also reported that he was blocked from investigating a possible lightning strike fire due to deliberately-downed trees across our easement on upper Otter Rd. **ACTION ITEM:** Continued efforts to resolve this issue are needed.

NOMINATION AND ELECTION OF BHRA BOARD MEMBERS FOR 2023-24:

- 17. The floor was opened to nominations for the BHRA Board for 2020-21. Four members were nominated for three open seats: Rich Evans, Sue Weber, Justin Wilson, and Brittany Woods. In the first round of secret balloting, Rich Evans and Justin Wilson were elected, both starting new 1st 2-year terms (2023-25). Sue Weber was elected in the second round, starting a 2nd two-year term (2023-25).
- 18. Dan McQueen (second year of a 2nd term, 2022-24), Cindy Smith and Bill Torrey (both in second years of 1st terms, 2022-24) are the carry-over members for the 2023-24 board.

DISCUSSION/VOTE ON HOLDING MAIL BALLOT TO INCREASE DUES

- 19. Board included a discussion/vote on a possible \$50 dues increase, from \$450 to \$500, while taking no position for or against the proposal. During the discussion,
 - The main reason cited to vote against the dues increase was that there is always a carryover balance from year to year – if we don’t spend all the money we have each year, why should we pay more now?
 - The main reason given to vote for the proposal was that constant inflation impacts the cost of maintenance, especially resulting in a significant decrease in road base application in the last few years. Allan Heese also pointed out that we always spend any carryover the following year, so it actually does not accumulate.
- 20. The memberships represented at the meeting voted to approve the mail ballot on the proposed dues increase to the entire membership (30 yes, 14 no, 1 abstention). **ACTION ITEM:** The Board will mail the ballots within 30 days.

OPEN FLOOR FOR ADDITIONAL BHRA-RELATED ITEMS:

- 21. **(See also #10 above.)** Allan Heese stated that the problems at bottom of Otter Road have been ongoing since he was VP Luke McOmie noted that the bottom of Otter Rd was completely flooded when he and Melanie were returning home during our meeting today. Donna Braun reminded us that emergency vehicles may have difficulty ascending Otter due to the lack of proper water flow/flooding. Linda Bilsing has consulted legal counsel who believes that culverts may in fact not be required of property owners. Dan McQueen volunteered his machinery to dig ditch after ditch to keep water flowing. Another suggestion was to assist these owners with labor/costs of installing culverts. Finally, Allan Heese urged the board to send a stern letter to the NW owner requesting cooperation to re-establish reliable appropriate drainage in the easements to our road. **ACTION ITEM:** Add all these suggestions to those listed in #10 (above).
- 22. **ACTION ITEM:** There was general agreement with Dan McQueen’s proposal that we put the cattle guard that was removed near the gate up for public auction.

DISCUSSION/ACTION ON PROPOSED BYLAWS

AMENDMENTS: The remaining time during the meeting was devoted to starting consideration of the proposed bylaws changes with the assistance of Lola Fehr, parliamentarian. Dan McQueen as presiding officer and Secretary Cindy Smith presented proposed amendments #1A, 1B and 2 as described in the “BHRA Proposed Bylaws Amendments 8-27-23 & 9-10-23” document (attached) and sent to the membership before the annual meeting. Voting was by show of hands for in-person and Zoom participants and proxies; in the case of amendment #2, results were assured with the in-person and Zoom counts without proxies. The results for amendments #1A, 1B and 2 are listed below and detailed in the attached table.

- #1A Article I Government** – Limit term of service of directors: **Fail**
- #1B Article II Board** – If 1A passes, limit board appointment action: **NA** since #1A Failed
- 2# Article VI Meetings** – Confirm past practice of counting electronic participants in quorum: **Pass**

ADJOURNMENT: As this August 27 meeting was limited to 3 hours as previously stated, a motion to continue the meeting as planned on Sunday, September 10 at 2pm at the same location and Zoom URL was approved at 5:05pm.

Respectfully submitted,
Cindy Smith, Secretary

SUNDAY, SEPTEMBER 10, 2023 (Continued)

ATTENDANCE: 10 memberships represented in person, 5 memberships on Zoom; 22 represented by proxies; 37 total memberships eligible to vote. The quorum of 14 memberships (in-person and electronic) was satisfied at the beginning of meeting.

2022-23 Road Association Board Members (Spouse)

Present: Dan McQueen, President; Mary Arnold, Vice-President; Cindy Smith, Secretary (Zoom); Sue Weber, Brian Abbott (Zoom) and Bill (Bonnie) Torrey, Directors at Large

2023-24 Road Association Board Member-Elect (Spouse)

Present: Rich (Deb) Evans

Other Memberships Present:

In-Person (10 with Board & Board-Elect): Sanjeev Karki, Michael Lowe, Max McGowan, Rick & Chris Stahl, Brittany Woods

By Zoom (5 with Board): Anna Bruggemann, Erin Rutt, Alison Seymour

Proxies (22): Appellmann (Woods, 2 properties), Conrad (McGowan), Culley (Rutt), Ezzell (Abbott), Fallon (Weber, 2 properties), Ferrier (Arnold), Gariglietti/Lawrence (McQueen), Gaudio (Abbott), Heese (Rutt), Hingtgen (Smith), Jackson/Bane (BHRA), Jandrew/Walker (Stahl), Longo (Arnold), McBride (BHRA), Reynolds (Lowe), St Clair/Hodgin (Stahl), Stewart (Smith), Thompson (Lowe), Wilson (Torrey, 2 properties)

Guest: Lola Fehr (Parliamentarian)

CALL TO ORDER & WELCOME: The meeting was called to order at 2:04pm by President Dan McQueen. Bonnie Torrey called the membership roll, which was recorded and verified by Bonnie Torrey and Deb Evans. Owners of 15 properties were present in person or by Zoom at the beginning of the meeting, exceeding the minimum of 14 properties necessary for a quorum. McQueen welcomed all in attendance and stated that the only items on the agenda were the 8 proposed Bylaws amendments remaining on the August 27 annual meeting agenda.

DISCUSSION/ACTION ON PROPOSED BYLAWS AMENDMENTS:

President Dan McQueen as presiding officer and Secretary Cindy Smith presented the remaining proposed amendments – #3A through #7 – described in the “BHRA Proposed Bylaws Amendments 8-27-23 & 9-10-23” document (attached), as sent to the community prior to the meeting and amended at the September 10 continuation meeting. Voting was by show of hands for in-person and Zoom participants, followed by a count of in-person and Zoom proxy votes when necessary. The results for Amendments #3A through #7, with any amendments, are listed below and detailed in the attached table.

Amendment #3A Article VI Meetings – Confirm past practice of permitting electronic voting at meetings: **Pass**

Amendment #3B Article I Government – If 3A passes, remove conflicting in-person voting requirement: **Pass**

Amendment #4A Article VI Meetings – Add combination USPS/electronic voting option to USPS only option to conduct of mail votes: **Pass**

Amendment #4B Article V Dues – If 4A passes, delete conflicting description of mail vote procedure: **Pass**
Part (b) was amended prior to vote by common consent as described in the attachment below.

Amendment #5 Article V Dues – Change dues change requirement from simple majority to 2/3rds majority in a mail vote of the entire membership: **Fail**

Amendment #6A Article VIII Miscellaneous – Increase number and set term duration of webmaster(s): **Fail**
Part (a) was amended prior to vote by common consent as described in the attachment below.

Amendment #6B Article VIII Miscellaneous – Designate appointment of communication system co-administrators to board and non-board members; set term duration: **Fail**
Part (b) was amended by common consent before the vote as described in the attachment below.

Amendment #7 Article VIII Miscellaneous – Define roles of the Association and individual memberships for driveway, culvert and ditch maintenance: **Fail**

The *Bylaws*, as amended, will be filed with the Larimer County Clerk & Recorder as soon as possible.

ADJOURNMENT: A motion to adjourn the meeting was approved at 3:37pm.

Respectfully submitted,
Cindy Smith, Secretary & Sue Weber, Recording Secretary

Buckskin Heights Road Association
Bylaws Actions at Annual Meeting, Sunday, August 27, 2023
 Article VIII of our *Bylaws* requires a 2/3rds majority vote to pass amendments to the *Bylaws*.

#	ARTICLE	ACTION	FINAL RESULT	FINAL VOTE	In-Person	Zoom	Proxy
1A	Article I Government	Limit term of service of directors	FAIL	Y: 14 N: 27	Y: 7 N: 8	Y: 1 N: 7	Y: 6 N: 12
1B	Article II Board	If 1A passes, limit board appointment action	NA				
2	Article VI Meetings	Confirm past practice of counting electronic participants in quorum	PASS	Y: 23 N: 2	Y: 14 N: 2	Y: 9 N: 0	Y: NA* N: NA*

* Voting was terminated without counting proxies when outcome was assured by in-person and Zoom participants.

Buckskin Heights Road Association
Bylaws Actions at Annual Meeting, Sunday, September 10, 2023
 Article VIII of our *Bylaws* requires a 2/3rds majority vote to pass amendments to the *Bylaws*.

#	ARTICLE	ACTION	FINAL RESULT	FINAL VOTE	In-Person	Zoom	Proxy
3A	Article VI Meetings	Confirm past practice of permitting electronic voting at meetings	PASS	Unanimous			
3B	Article I Government	If 3A passes, remove conflicting in-person voting requirement	PASS	Unanimous			
4A	Article VI Meetings	Add combination USPS/electronic voting option to USPS only option to conduct of mail votes	PASS	Unanimous			
4B	Article V Dues	If 4A passes, delete conflicting description of mail vote procedure	PASS	Unanimous			
5	Article V Dues	Change dues change requirement from simple majority to 2/3rds majority in a mail vote of the entire membership	FAIL	Y: 14 N: 23	Y: 6 N: 4	Y: 0 N: 5	Y: 8 N: 14
6A	Article VIII Miscellaneous	Increase number and set term duration of webmaster(s)	FAIL	Y: 18 N: 19	Y: 7 N: 3	Y: 2 N: 3	Y: 9** N: 13**
6B	Article VIII Miscellaneous	Designate appointment of communication system co-administrators to board and non-board members; set term duration	FAIL	Y: 16 N: 19	Y: 7 N: 3	Y: 0 N: 3	Y: 9** N: 13**
7	Article VIII Miscellaneous	Define roles of the Association and individual memberships for driveway, culvert and ditch maintenance	FAIL	Y: 7 N: 28	Y: 2 N: 8	Y: 0 N: 3	Y: 5 N: 17

**2 designated proxy “no” votes were mistakenly added to the “yes” tally at the meeting; correct tally reported here.

Buckskin Heights Road Association Treasurer’s Report

Sue Weber, Treasurer – August 27, 2023 (2023 Annual Meeting)

1. Checking account balance 8/27/23	=	\$9,992.43
Pending Expenses	=	\$0.00
Pending Deposits	=	\$0.00
Checking available	=	\$9,992.43
Savings account balance 8/27/23	=	\$5,012.31
TOTAL AVAILABLE 8/27/23	=	\$15,004.74

2. Dues: 2023 dues for all 67 properties (61 owners) are paid in full (or nearly so).

3. August 27, 2023 Budget Update (attached):

- We’ve budgeted for more possible gate repair (green highlight).
- Road base cost increased 40% this year (yellow highlight), but cost of spreading it was less.
- We can spend more in 2023 on the road (blue highlight) than our income because of the \$11.6K carryover from 2022 due to resolution of decade-long delinquency.
- Congratulations to all for zero delinquencies in 2023!

4. Approved 2022 BHRA Audit Report (attached):

5. Recent Completed Property Sales

2021=8 sales; 2022=9 sales; 2023 YTD=5 sales; Total 2021-YTD = 22 sales, 31% since Cameron Peak Fire

- 1/27/23 – Keifer Jacobson (13382 Otter) to Melissa St Clair & Benjamin Hodgin
- 2/8/23 – Edwin Standard (13960 Otter Rd) to Ian Morello, John & Jennifer Appelmann
- 5/1/23 – Scott & Sharon Lazarowicz (8025 Wolverine Ct) to John Ferrier
- 5/16/23 – Darin & Erin Glenn (12721 Woodchuck Dr) to Landon & Anna Bruggeman
- 8/23/23 – Kenneth Hersh (2 properties, Lower Otter Rd) to Lacy & Keith Haugan

6. Current Properties for Sale/Pending Closings – None

7. Grading/Road Base Expenditure Overview, 2011-Present – Defer until dues discussion

BHRA EXPENSE & INCOME SUMMARY • Annual Meeting, August 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	\$23	(\$477)	\$490	\$513	\$13
Mailings	\$198	\$300	\$138	(\$162)	\$201	\$339	\$39
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	\$855	(\$645)	\$200	\$1,055	(\$445)
Road Grader Operator	\$18,243	\$16,000	\$6,295	(\$9,706)	\$6,000	\$12,295	(\$3,706)
Road Base	\$14,349	\$20,000	\$24,343	\$4,343	\$1,200	\$25,543	\$5,543
<i>BHRA Road Expense Subtotal</i>	<i>\$34,296</i>	<i>\$37,500</i>	<i>\$37,492</i>	<i>(\$6,008)</i>	<i>\$7,400</i>	<i>\$38,892</i>	<i>\$1,392</i>
<i>Expense Subtotal</i>	<i>\$39,423</i>	<i>\$41,150</i>	<i>\$32,494</i>	<i>(\$8,656)</i>	<i>\$10,722</i>	<i>\$43,216</i>	<i>\$2,066</i>
Dues & Late Fees	\$41,890	\$30,150	\$30,095	(\$55)	\$225	\$30,320	\$170
Emergency Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$1	\$6	\$4	(\$2)	\$3	\$7	\$1
Grant Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$112	\$100	\$32	(\$68)	\$84	\$116	\$16
Homeowner Road Reimburse/Donation	\$3,004	\$0	\$1,750	\$1,750	\$0	\$1,750	\$1,750
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Income Subtotal</i>	<i>\$45,007</i>	<i>\$30,256</i>	<i>\$31,881</i>	<i>\$1,625</i>	<i>\$312</i>	<i>\$32,193</i>	<i>\$1,937</i>
<i>Checking Cash Flow Balance</i>	<i>\$5,585</i>	<i>(\$10,894)</i>	<i>(\$613)</i>			<i>(\$11,027)</i>	

NOTES

Anticipated gate repair

Special meeting mailings/handouts

Zoom meeting equipment: Zoom subscription

Fall motorgrading ~\$3K?; Road Groom ~\$3K?
2022: 35 loads (15T) at \$496/load
2023: 35 loads (15T) at \$695/load (40% increase over 2022)

Dues Income...

...all 67 properties/61 owners have paid or are in the process of paying \$450 annual dues; includes undesignated donations

\$1500 for Raccoon Ct/Dr, \$250 undesignated

We can spend more in 2023 than our annual income because of \$11.6K carryover from 2022 (long-term delinquency resolution)

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	\$9,992			\$533	
BHRA Savings Balance	\$5,008	\$5,014	\$5,012			\$5,015	
<i>Total Assets</i>	<i>\$16,569</i>	<i>\$5,681</i>	<i>\$15,005</i>			<i>\$5,549</i>	

*Target is \$500 to avoid bank fee.

Buckskin Heights Road Association Treasurer's Report for FY2022 With APPROVED 2023 Budget • January 26, 2023

EXPENSE/INCOME SUMMARY

A	B	C	D	E	F
Category	2021 Actual	2022 Approved Budget	2022 Actual	2022 Difference Over (Under)	2023 APPROVED Budget
Bank Fees	\$0	\$0	\$0	\$0	\$0
Emergency Expense	\$2,025	\$0	\$0	\$0	\$0
Gate Maintenance	\$0	\$200	\$0	(\$200)	\$500
Grant Expense	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,235	\$1,300	\$1,337	\$37	\$1,400
Legal/Financial/Procedural	\$61	\$100	\$383	\$283	\$500
Mailings	\$104	\$100	\$198	\$98	\$300
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Road Signs & Accessories	\$0	\$200	\$0	(\$200)	\$500
Office Supplies	\$99	\$100	\$54	(\$46)	\$100
Technology	\$0	\$0	\$154	\$154	\$350
Road Base Homeowner	\$3,950	\$0	\$3,000	\$3,000	\$0
Road Culverts & Ditchwork	\$1,372	\$4,000	\$1,705	(\$2,295)	\$1,500
Road Grader Operator	\$14,006	\$14,700	\$18,243	\$3,543	\$16,000
Road Base	\$12,933	\$14,000	\$14,349	\$349	\$20,000
BHRA Road Expense Subtotal	\$28,311	\$32,700	\$34,296	\$1,596	\$37,500
Expense Subtotal	\$35,784	\$34,700	\$39,423	\$4,723	\$41,150
Dues & Late Fees	\$30,410	\$29,700	\$41,890	\$12,190	\$30,150
Emergency Donations	\$2,175	\$0	\$0	\$0	\$0
Interest	\$1	\$1	\$1	\$0	\$6
Grant Income	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$16	\$0	\$112	\$112	\$100
Road Base Homeowner Reimburse	\$3,950	\$0	\$3,004	\$3,004	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Income Subtotal	\$36,552	\$29,701	\$45,007	\$15,306	\$30,256
Cash Flow Balance	\$767	(\$4,999)	\$5,585		(\$10,894)

NOTES

2022: 6 15T loads (Raccoon Rd/Ct); (BHRA: 29 15T loads total)

2022: Single grading ~\$3K; with 35 loads road base ~\$9K
40 15T loads

2022: 35 loads of delivered road base \$17.3K, ~\$500/15T-load

Budgeted Dues Income...
...assumes all 67 properties (65 of 65 owners) pay \$450 annual dues and includes undesignated donations.

ASSET SUMMARY

A	B	C	D	E	F
Category	2021 Actual Ending Balance	2022 Budgeted Ending Balance	2022 Actual Ending Balance	2022 Difference Over (Under)	2023 #1 Budget Ending Balance
Checking Balance	\$5,978	\$979	\$11,561	\$10,582	\$667
Savings Balance	\$5,007	\$5,008	\$5,008	\$0	\$5,014
Total Assets	\$10,984	\$5,986	\$16,569		\$5,681

Budgeted Checking Ending Balance...
...for 2023 is the 2022 actual ending balance plus the net budgeted 2023 cash flow balance. The target of >\$500 allows for minimum bank balance.

Fiscal Year 2022 Data Respectfully Submitted for Audit by:
Suzanne Weber 1/31/23
Suzanne Weber, Treasurer, October 2021-Present Date

Fiscal Year 2022 Data Audited and Approved by:
Jodi Abbott 3/8/2023
Jodi Abbott, BHRA Member Date
Bonnie Torrey 3/8/2023
Bonnie Torrey, BHRA Member Date

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Buckskin Heights Road Association
P.O. Box 352, Masonville, CO 80541

Report on the Financial Statements

We have audited the Treasurer's Report; Audit Summary; expense invoices and authorizations; income receipts; and bank statements and check register of Buckskin Heights Road Association as of December 31, 2022.

BHRA's Board of Directors Responsibility for the Financial Statements

The Board is responsible for the preparation and fair presentation of these statements, and management of them to be free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we perform the audit to obtain reasonable assurance about whether the statements are free of material misstatement.

The procedures we have performed include but are not limited to: 1) reviewing invoices, receipts and deposits of the organization; 2) reviewing the check register, bank statements, and BHRA Membership Roster, comparing the three for consistency; 3) reviewing expenses for reasonableness as to their use; 4) confirming all invoices had notations that they had been reviewed; and 5) confirming the beginning and ending cash balance in the checking and savings accounts match the Asset Summary report.

Conduct of Audit

We conducted our audits in accordance with auditing standards generally accepted in the United States of America, specifically those defined by the Association of International Certified Professional Accountants (AICPA). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether

the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements.

An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

Opinion

In our opinion, the statements referred to previously present fairly, in all material respects, the financial position and cash flows of Buckskin Heights Road Association as of December 31, 2022, in conformity with generally accepted accounting principles in the United States of America.

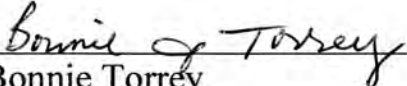
Both Bonnie Torrey and Jodi Abbott are residents and members of the Buckskin Heights Road Association and have performed this audit free of charge.



Jodi Abbott

3/8/2023

Date



Bonnie Torrey

3/8/2023

Date

Buckskin Heights Road Association Annual Report – August 27, 2023

Dear BHRA members,

This 2023 BHRA report outlines the impact of unexpected torrential rain on the condition and maintenance of our road network. The unanticipated weather patterns tested the durability of our roads and posed significant challenges testing the resilience of our roads. Consequently, necessitating action to address disruptions that probably would not have been addressed otherwise. This report also provides an overview of the situation, the steps taken in response, and recommendations to enhance the durability of our roads in the face of such extreme weather circumstances in the future.

Overview of Conditions: This year has seen an exceptional amount of rainfall, exceeding historical averages, resulting in substantial wear and tear on our roads leading to significant surfacing of potholes, erosion, and drainage issues.

1. **Road Surface Erosion:** The unanticipated weather conditions has led to erosion along most stretches of the road causing uneven patches, deterioration of the older recycled asphalt, uncovered numerous potholes within the older recycled asphalt, and exposed bedrock of parts of the roadway.
2. **Drainage:** The intense rainfall also highlighted vulnerabilities in our ditches and culverts resulting in an overwhelming accumulation of material which impaired effective drainage.
3. **Culvert Strain:** The high volume of water has magnified the strain on the culverts, some of which have experienced partial to complete blockages. Some inspections have helped us identify and address these issues, but future vigilance remains crucial.

Maintenance and Mitigation:

1. **Road Surface (Grading and Recycled Asphalt):** The grader has been addressing erosion-prone areas and reinforcing drainage systems in the Spring and Summer to mitigate further damage; however, that work has been thwarted by continuous wet weather immediately after roadwork has been done. Specifically, Otter, Squirrel, Raccoon, and Wolverine have been graded in the Spring to maximize smoothness and minimize erosion; however, unexpected persistent rain has hampered the grading and drainage efforts to achieve lasting results.

This Summer, grading occurred along Otter, and additional recycled asphalt has been added to several sections to shore up the previous recycled asphalt along the S-curves. It was also applied to improve traction on wash-boarded sections between the meadow and the gate. I'm afraid that the continued use of 2wd vehicles is thwarting those efforts.

Woodchuck received recycled asphalt to prevent further erosion in several areas and the cattle guard was removed and replaced with recycled asphalt, as well.

2. **Drainage and Culvert Upgrades:** In an effort to mitigate complete blockage and surface deterioration, at the intersection of Otter and Raccoon, an additional culvert has been added to mitigate the extraordinary volume of debris and water coming from the top of Otter and a portion of Raccoon. In response to the strain on culverts, an additional culvert has been added to handle those higher debris and water volumes. This will enhance our drainage capacity during heavy rains and snowmelt.

Lessons Learned and Recommendations:

1. **Proactive Maintenance:** Establish regular maintenance schedules for ditches and culverts to prevent debris buildup and ensure efficient drainage during heavy rain.
2. **Surface Resilience:** Explore sustainable road surface solutions that withstand heavy rainfall, such as improved asphalt mixes or other materials designed for greater durability.
3. **Community Engagement:** Educate residents about the importance of avoiding unnecessary strain on ditches and culverts, such as allowing debris to accumulate that could obstruct water flow.
4. **Climate-Adaptive Design:** Consider redesigning culverts and ditches to accommodate more significant water volumes and prevent erosion under extreme weather conditions.

Conclusion:

The challenges brought by torrential rain this year underlines the necessity of maintaining road surfaces, ditches, and culverts in our road network. By embracing the lessons learned and recommendations detailed in this report, we can reinforce the resilience of these road elements against future extreme weather events, securing reliable access and enhanced safety for our community.

Mary Arnold, BHRA VP

Buckskin Heights Road Association Grading/Roadbase Expenditure Overview, 2011-Present

	2011†	2012	2013	2014†	2015†‡	2016	2017	2018†	2019†	2020	2021	2022†‡	YTD 2023	Notes
Annual Dues Per Property	\$300	\$350	\$350	\$350	\$350	\$350	\$400	\$400	\$400	\$450	\$450	\$450	\$450	29% increase since 2015
Total Dues Income	\$20,032	\$23,952	\$22,010	\$24,670	\$24,925	\$22,900	\$23,665	\$27,200	\$26,925	\$30,940	\$30,410	\$41,890	\$30,095	21% increase since 2015
Homeowner Donations for Road Base	\$1,680	\$0	\$0	\$2,200	\$0	\$2,095	\$0	\$2,431	\$4,534	\$0	\$3,950	\$3,004	\$1,750	
Checking Carryover from Preceding Year	\$4,224	\$5,635	\$3,633	\$1,598	\$952	\$5,370	\$3,914	\$7,349	\$10,260	\$3,807	\$5,211	\$5,978	\$11,561	
TOTAL AVAILABLE	\$25,936	\$29,587	\$25,643	\$28,468	\$25,877	\$30,365	\$27,579	\$36,980	\$41,719	\$34,747	\$39,571	\$50,872	\$43,406	
Budgeted for Road Base	\$10,220	\$14,000	\$13,430	\$11,275	\$11,440	\$20,000	\$15,000	\$17,150	\$19,400	\$19,000	\$21,000	\$18,700	\$20,000	2015-23 income increase: \$100 dues increase plus 0% delinquency 2022-23 plus homeowner donations
Budgeted for Grading/Ditchwork	\$9,664	\$9,200	\$9,300	\$9,325	\$9,325	\$5,334	\$10,000	\$12,000	\$14,000	\$10,800	\$11,500	\$14,000	\$17,500	
TOTAL BUDGETED FOR ROADWORK	\$19,884	\$23,200	\$22,730	\$20,600	\$20,765	\$25,334	\$25,000	\$29,150	\$33,400	\$29,800	\$32,500	\$32,700	\$37,500	
Expenditures for Road Base	\$7,258	\$14,025	\$13,200	\$16,217	\$13,065	\$17,743	\$8,185	\$10,049	\$24,833	\$18,538	\$16,883	\$17,349	\$24,343	61% increase since 2015
Expenditures for Grading/Ditchwork	\$11,559	\$10,165	\$9,450	\$9,950	\$5,933	\$7,860	\$9,028	\$13,900	\$10,340	\$9,318	\$15,378	\$19,948	\$6,295	
TOTAL SPENT ON ROADWORK	\$18,817	\$24,190	\$22,650	\$26,167	\$18,998	\$25,603	\$17,213	\$23,949	\$35,173	\$27,856	\$32,261	\$37,297	\$30,638	
Approximate Cost of One Load of Road Base*	\$220	\$275	\$235	\$255	\$300	\$335	\$372	\$325	\$353	\$342	\$457	\$496	\$695	132% increase since 2015
Approximate Number of Loads of Road Base Applied	33	51	56	64	43	53	15	31	63	43	38	35	35	-19% decrease since 2015 (avg=40 loads/yr since 2015)
Motorgrader Cost/Hour	NA	NA	NA	NA	\$130	\$130	\$130	\$130	\$140	\$145	\$145	\$160	\$165	27% increase since 2015
Approximate Cost for One Grade with No Road Base	\$750	\$750	\$750	\$750	\$1,470	\$1,600	\$1,190	\$1,560	\$1,760	\$1,575	\$2,225	\$2,825	\$2,890	97% increase since 2015
Cost for Summer Grading/Spreading Road Base	\$750	\$750	\$750	\$750	\$3,055	\$5,850	\$2,210	\$2,925	\$5,850	\$4,820	\$3,840	\$9,773	\$3,407	12% increase since 2015 (Increased ditchwork)
Snow Removal Expenditure (Donation Only)	\$0	\$155	\$250	\$0	\$0	\$1,200	\$300	\$0	\$1,485	\$24	\$2,025	\$0	\$0	

†2014-15, 2018-19, 2022 dues income increased from delinquency resolution; 2019 also from added property

‡Bucknum with box grader 12/yr until early 2015; Foster motorgrader ~3/yr 2015-2022; MCMS motorgrader ~3/yr 2022-present.

*Dirt/gravel road base used up to 2011; recycled asphalt 2012-16; both concrete & asphalt in 2017-19; mostly asphalt 2020-23

KEY: Proposed text to be added to the Bylaws 8/27/23
 Proposed text to be deleted from the Bylaws
 Proposed text amended at 9/10/meeting

**Buckskin Heights Road Association • Proposed Bylaws Amendments
 August 27 & September 10, 2023**

CURRENT	PROPOSED	PROS & CONS AND/OR EXPLANATION
<p>Proposed Amendment #1A Article. I Government <i>Section 2. Terms of Directors.</i> a. The members shall elect from themselves for a term of two (2) years, the directors whose terms of office have expired. Said directors shall hold office until their successors are elected and qualified. b. Directors may not be elected to more than two (2) consecutive terms, not to exceed four (4) years. Directors may be reelected after one (1) year absence from the Board. {Annual Meeting 8/18/13}</p>	<p>Article. I Government <i>Section 2. Terms of Directors.</i> b. Directors may not be elected to more than two (2) consecutive terms, not to exceed four (4) years. Directors may be reelected after one (1) a two (2) year absence from the Board, during which time the director(s) may hold no position on or within the Board. {Annual Meeting ??/??/23}</p>	<p>Pro: Term limits offer a healthy way for the organization to help prevent stagnation, opening the community to new ideas, technologies and demographics of the ever-changing membership. Con: The Board and the entire Association benefit from opportunities for both new and experienced property owners to share valuable knowledge, services and new ideas with the neighborhood.</p>
<p>Amendment #1B Article II. Board of Directors <i>Section 1. Duties.</i> Consistent with these <i>Bylaws</i>, the Board of Directors shall: ... d. If necessary, create additional offices deemed necessary, and appoint one or more persons, who need not be members of the Association, to such offices.</p>	<p>(Only necessary if Proposed Amendment #1A is approved) d. If necessary, create additional offices deemed necessary, and appoint one or more persons, who need not be members of the Association, to such offices, except as limited by these <i>Bylaws</i>.</p>	<p>Clarifies that if proposed Amendment #1 is approved, any former director serving for four (4) consecutive years would be barred from providing necessary services and sharing experience/ideas on or within the Board or the Association for a period of two (2) years.</p>
<p>Amendment #2 Article VI. Meeting <i>Section 6. Quorum.</i> Twenty percent (20%) of the entire membership, present in person, shall constitute a quorum at all Association meetings. {Change approved 8/28/20}</p>	<p>Article VI. Meetings <i>Section 6. Quorum.</i> Twenty percent (20%) of the entire membership, present in person or electronically, shall constitute a quorum at all Association membership meetings. {Change approved ??/??/23}</p>	<p>Clarifies that memberships attending a meeting electronically have the same right to be counted toward the quorum as those physically attending the meeting.</p>

CURRENT	PROPOSED	PROS & CONS AND/OR EXPLANATION
<p>Amendment #3A</p> <p>Article VI. Meetings <i>Section 5. Voting at Meetings or by Mail.</i></p> <p>a. Each membership in good standing shall be entitled to one (1) vote. A membership in good standing is defined as one where no annual dues or assessments are delinquent.</p> <p>b. Voting at meetings may be by voice, but five (5) memberships shall have the right to demand a roll call vote.</p> <p>c. Proxy voting. {Annual Meeting 8/28/20}</p> <p>i. At annual and special meetings of the Association, a member entitled to vote may vote in person or by proxy.</p> <p>ii. The proxy must be executed in writing and include: ...</p>	<p>Article VI. Meetings <i>Section 5. Voting at Meetings or by Mail.</i></p> <p>a. Each membership in good standing shall be entitled to one (1) vote. A membership in good standing is defined as one where no annual dues or assessments are delinquent.</p> <p>b. At annual and special meetings of the Association, a membership entitled to vote may vote in person, electronically, or by proxy. {Change approved ??/??/23}</p> <p>c. b. Voting at meetings may be by voice, but five (5) memberships shall have the right to demand a roll call vote.</p> <p>d. e. Proxy voting. {Annual Meeting 8/28/20}</p> <p>i. At annual and special meetings of the Association, a member entitled to vote may vote in person or by proxy.</p> <p>i. ii. The proxy must be executed in writing and include: ...</p> <p><i>(Renumber the remainder of this section)</i></p>	<p>Clarifies that memberships attending a meeting electronically have the same right to vote as those physically attending in person.</p> <p>Statement (i) applies generally, not just to proxy voting, so move it up under the general <i>Section 5</i> heading; then renumber the rest of the section.</p>
<p>Amendment #3B</p> <p>Article. I Government <i>Section 4. Removal or Resignation of Directors.</i></p> <p>a. After the annual meeting in 1975, any member of the Board of Directors may be removed from the Board by a three-fourths (3/4) majority vote of the membership present in person either at an annual meeting or a special meeting called in accordance with these <i>Bylaws</i>.</p>	<p>Change consistent with approval of #3A</p> <p>Article. I Government <i>Section 4. Removal or Resignation of Directors.</i></p> <p>a. After the annual meeting in 1975, any member of the Board of Directors may be removed from the Board by a three-fourths (3/4) majority vote of the membership present in person either at an annual meeting or a special meeting called in accordance with these <i>Bylaws</i>. {Change approved ??/??/23}</p>	<p>Eliminates conflict with the general description of the right of memberships to vote in multiple ways (in-person, by proxy or electronically) in accordance with Article VI, <i>Section 5</i> (above).</p>

CURRENT	PROPOSED	PROS & CONS AND/OR EXPLANATION
<p>Amendment #4A</p> <p>Article VI. Meetings <i>Section 5. Voting at Meetings or by Mail.</i> ... d. Mail Votes: Mail votes not specifically authorized in these Bylaws should generally be reserved for important issues that require action before the next annual meeting. All mail votes shall be preceded by at least one meeting, in-person or electronically, to discuss the proposal before conducting the mail vote as follows: {Change approved 9/18/20}</p> <p>i. Send by USPS to each membership in good standing (1) an exact description of the proposal; (2) a brief summary of reasons for and against the proposal; and (3) a self-addressed, postage-paid, uniquely-identified ballot;</p> <p>ii. All ballots must be returned to the Association’s USPS mailing address before the published deadline to be counted. The Secretary shall keep paper ballots on file in the records of the Association.</p>	<p>Article VI. Meetings <i>Section 5. Voting at Meetings or by Mail.</i> ... d. Mail Votes: Mail votes not specifically authorized in these Bylaws should generally be reserved for important issues that require action before the next annual meeting. All mail votes shall be preceded by at least one meeting, in-person or electronically, to discuss the proposal before conducting the mail vote as follows: {Change approved ??/??/23}</p> <p>i. Send by USPS to each membership in good standing, either by USPS alone, or by USPS or email as specified by each membership in accordance with these Bylaws, at least thirty (30) days before the published return deadline; (1) an exact description of the proposal; (2) a brief summary of reasons for and against the proposal; and (3) either a self-addressed, postage-paid, postmarked uniquely-identified signature-ready paper ballot or a secure electronic ballot;</p> <p>ii. All ballots must be returned to the Association’s USPS mailing address before the published deadline to be counted. Each membership in good standing choosing to vote shall return on or before the published deadline either (1) a signed paper ballot to the Association’s USPS mailing address or (2) a secure electronic ballot to the Association’s email address from the membership’s email address contained in the records of the Association.</p> <p>iii. The Secretary shall keep paper ballots and paper copies of electronic ballots on file in the records of the Association.</p>	<p>This change lifts the restriction that a “mail vote” can only occur by USPS paper ballot. It also clarifies that the two definitions of “notice” in Article VI, <i>Section 4</i> – one of which allows memberships to opt either for official USPS or electronic communications – applies to mail ballots as well.</p> <p>PRO: Sending and receiving electronic ballots takes much less time than paper ballots alone; is more efficient for many memberships; and significantly reduces USPS mailing costs for the Association.</p> <p>CON: Allowing a combination of paper and electronic ballots requires that each ballot be identified with a property by the Secretary and the second vote-counter; results will, of course, continue to be reported anonymously.</p> <p>Note that the amendment preserves the option for a purely anonymous vote by paper ballot alone if that is deemed desirable in the future.</p>

CURRENT	PROPOSED	PROS & CONS AND/OR EXPLANATION
<p>Amendment #4B</p> <p>Article V. Dues <i>Section 1. Dues.</i></p> <p>...</p> <p>b. When a simple majority of the memberships in good standing present at an annual meeting, or special meeting called to consider a change in dues, recommends a vote to change the annual dues, the Board shall: {Change approved 4/30/18}</p> <p>i. Conduct a mail vote in accordance with these <i>Bylaws</i> within thirty (30) days by providing to each membership in good standing: (1) a description of the change in dues; (2) a brief summary of reasons for and against the change in dues; and (3) a self-addressed, postage-paid, uniquely-identified ballot.</p> <p>ii. Ballots must be returned to the Association’s United States Postal Service (USPS) mailing address within thirty (30) days of the initial mailing date to be counted.</p>	<p>(Appropriate whether or not Proposed Amendment #5A is approved)</p> <p>Article V. Dues <i>Section 1. Dues.</i></p> <p>...</p> <p>b. When a simple majority of the memberships in good standing present at an annual meeting, or special meeting called to consider a change in dues, discusses and recommends a vote to change the annual dues, the Board shall: {Change approved ??/??/23}</p> <p>i. Conduct a mail vote in accordance with these <i>Bylaws</i> within thirty (30) days. by providing to each membership in good standing: (1) a description of the change in dues; (2) a brief summary of reasons for and against the change in dues; and (3) a self-addressed, postage-paid, uniquely identified ballot.</p> <p>ii. Ballots must be returned to the Association’s United States Postal Service (USPS) mailing address within thirty (30) days of the initial mailing date to be counted.</p>	<p>“In accordance with these <i>Bylaws</i>” refers to Article VI, Section 5(d) <i>Mail Votes</i> above.</p> <p>There is no reason to have a duplicate explanation of how to conduct a mail vote when there is already one in Article VI, Section 5(d) <i>Mail Votes</i>.</p>

CURRENT	PROPOSED	PROS & CONS AND/OR EXPLANATION
<p>Amendment #5</p> <p>Article V. Dues <i>Section 1. Dues.</i> ...</p> <p>b. When a simple majority of the memberships in good standing present at an annual meeting, or special meeting called to consider a change in dues, recommends a vote to change the annual dues, the Board shall: {Change approved 4/30/18}</p> <p>i. Conduct a mail vote in accordance with these <i>Bylaws</i> within thirty (30) days by providing to each membership in good standing: (1) a description of the change in dues; (2) a brief summary of reasons for and against the change in dues; and (3) a self-addressed, postage-paid, uniquely-identified ballot.</p> <p>ii. Ballots must be returned to the Association’s United States Postal Service (USPS) mailing address within thirty (30) days of the initial mailing date to be counted.</p> <p>iii. If a simple majority (more than half) of all the valid mail ballots received by the deadline are cast in the affirmative, the change in dues shall be approved.</p>	<p>Article V. Dues <i>Section 1. Dues.</i> ...</p> <p>b. When a simple majority of the memberships in good standing present at an annual meeting, or special meeting called to consider a change in dues, recommends a vote to change the annual dues, the Board shall: {Change approved 4/30/18}</p> <p>i. Conduct a mail vote in accordance with these <i>Bylaws</i> within thirty (30) days by providing to each membership in good standing: (1) a description of the change in dues; (2) a brief summary of reasons for and against the change in dues; and (3) a self-addressed, postage-paid, uniquely-identified ballot.</p> <p>ii. Ballots must be returned to the Association’s United States Postal Service (USPS) mailing address within thirty (30) days of the initial mailing date to be counted.</p> <p>iii. If a two-thirds (2/3rds) majority (more than half) of all the valid mail ballots received by the deadline are cast in the affirmative, the change in dues shall be approved.</p>	<p>PRO: Until 2018, dues increases had to be passed by at least 2/3 of the voters. This was changed to a simple majority vote (more than ½ of votes counted) which effectively allows a smaller group to affect the membership to pass dues increases. Example: BHRA has +/- 65 memberships (properties) each property is allowed one vote.</p> <ul style="list-style-type: none"> • Simple majority vote: IF you have 51 memberships (properties) voting and 25 vote no increase and 26 vote to increase the dues, the “simple majority” would then pass the increase by one vote, 25 to 26. • 2/3rds vote: IF you have 51 memberships (properties) voting and 25 vote no increase and 26 vote to increase the dues, the vote would NOT pass because to get 2/3rds of the votes you would need 34 votes. Representing a larger percentage of those voting. <p>CON:</p> <ul style="list-style-type: none"> • This amendment is not a reversion to a “traditional BHRA way” of handling dues increases. We have tried at least four different ways in our 50-year history; the 4-year period from 1992-1996 was the only time in which dues increases required only a 2/3 majority of a mail vote. No dues increases were passed during that period. • A 2/3 mail vote puts veto power in the hands of a 1/3 minority, many of whom do not live here. 23 out of 67 current BHRA property owners (34%) are not residents of Buckskin Heights; understandably, they often vote more heavily against proposed dues increases than residents. • In contrast, our current Bylaws guarantee majority rule at both an in-person meeting and in a subsequent mail vote. This is the definition of a fair, democratic process. • The practical effect of the proposed amendment is that it would make it harder to fund road maintenance, which benefits all homeowners. Underfunding could hurt property values.

CURRENT	PROPOSED	PROS & CONS AND/OR EXPLANATION
<p>Amendment #6A</p> <p>Article VIII. Miscellaneous <i>Section 4. Internet Communications</i> {Annual Meeting 8/18/13; change approved 9/18/20}</p> <p>a. The Association website shall be known as www.buckskinheights.org. It shall be maintained by a webmaster appointed by the Board of Directors. The content of the website shall be determined by the Board of Directors. The content of the website shall promote the health, civic and general welfare of the members of the Association; and shall not include personal opinion, political or religious information, or commercial advertisement.</p>	<p>Article VIII. Miscellaneous <i>Section 4. Internet Communications</i> {Annual Meeting 8/18/13; change approved 9/18/20}</p> <p>a. The Association website shall be known as www.buckskinheights.org. It shall be maintained by a two (2) webmasters (co-administrators) appointed by the Board of Directors, for a staggered terms of two (2) years. The content of the website shall be determined by the Board of Directors. The content of the website shall promote the health, civic and general welfare of the members of the Association; and shall not include personal opinion, political or religious information, or commercial advertisement.</p>	<p>PRO: Appointing and staggering two co-administrators and setting term limits of two years allows a set rotation so that others in the community can learn the administration of the website in the event one administrator is unable to fulfill their obligation. Staggering the terms will assure that one experienced co-administer will instruct the newer co-administer in the functionality of the site.</p> <p>CON: This amendment is unnecessary. The Board can now replace the administrator at will, and also appoint a second co-administrator if necessary, without this amendment. The website is essentially static; information changes so infrequently that two administrators are unnecessary.</p>
<p>Amendment #6B</p> <p>Article VIII. Miscellaneous <i>Section 4. Internet Communications</i> {Annual Meeting 8/18/13; change approved 9/18/20} ...</p> <p>b. The Association shall also maintain an internet communication system for both emergency and general interest use; it shall exclude religious, political and commercial content. The Board of Directors shall appoint two co-administrators to promote civility and fairness, and to provide technical support and continuity</p>	<p>Article VIII. Miscellaneous <i>Section 4. Internet Communications</i> {Annual Meeting 8/18/13; change approved 9/18/20}</p> <p>...</p> <p>b. The Association shall also maintain an internet communication system for both emergency and general interest use; it shall exclude religious, political and commercial content. The Board of Directors shall appoint two (2) co-administrators, one sitting board member and one (1) non-board member of the Association fire committee, for a staggered terms of two (2) staggered years, to promote civility and fairness, and to provide technical support and continuity.</p>	<p>PRO: Appointing and staggering two co-administrators and setting term limits of two years allows a set rotation so that others in the community can learn the administration of GroupsIO in the event one administrator is unable to fulfill their obligation. Staggering the terms will assure that one experienced co-administer will instruct the newer co-administer in the functionality of the site.</p> <p>CON: This amendment is unnecessary. The Board can already do what this amendment requires at any time. There is no reason to restrict the Board's ability to appoint qualified individuals to administer GroupsIO in accordance with Article II Board of Directors, Section 1(d), especially since there may be no one on the Board or the newly-restarted Fire Committee who has the technical skill, interest or time to perform these tasks. Finally, all memberships are granted moderator status on GroupsIO, so emergency system functions (including those relative to fire) do not change depending on who administers the site.</p>

CURRENT	PROPOSED	PROS & CONS AND/OR EXPLANATION
<p>Amendment #7</p> <p>Article VIII. Miscellaneous. <i>Section 1. Culverts.</i> Culverts for driveways to private property shall be a minimum of fifteen (15) inches in diameter, conforming to Larimer County standards. {Annual Meeting 8/14/76}</p>	<p>Article VIII. Miscellaneous. <i>Section 1. Culverts.</i> Culverts for driveways to private property shall be a minimum of fifteen (15) inches in diameter, conforming to Larimer County standards. {Annual Meeting 8/14/76}</p> <p><i>Section 1. Culverts.</i> Minimizing erosion on our shared roads requires a partnership between individual memberships and the Association in general that benefits both. {Annual Meeting 8/14/76; change approved ???/23}</p> <p>a. Driveways to membership properties shall be constructed and maintained in order to minimize water flowing down the driveway entering into the roadway.</p> <p>i. Membership responsibility begins at the edge of the adjacent road into their property.</p> <p>ii. Driveways shall be constructed in such a way to allow, where possible, a culvert under the driveway a minimum of fifteen (15) inches in diameter, conforming to Larimer County standards.</p> <p>b. Culverts shall be checked and cleared periodically to ensure no blockage to water passage exists from rocks, silt, vegetation, or other debris.</p> <p>i. Culverts which pass under Association roads are the responsibility of the Association for inspection and maintenance.</p> <p>ii. Culverts which pass under any membership's driveway(s) are the responsibility of the membership for inspection and maintenance.</p> <p>c. Ditch maintenance is generally the responsibility of the Association, except the membership is responsible for maintaining/cleaning the ditch ten (10) feet on either side of a culvert under any driveway to make sure that the culvert functions as designed.</p>	<p>Pro: Water runoff from melting snow and/or moderate to heavy rains is a major contributor to road deterioration and erosion. This problem is especially significant due to non-existent or poorly maintained ditches, non-existent or poorly maintained culverts, and where driveways intersect association roads because water is channeled down the driveway onto the road.</p> <p>As the amendment states, minimizing erosion on our shared roads requires a partnership that benefits both individual memberships and the Association in general. This amendment clarifies who, within that partnership, is responsible for maintaining the various kinds of culverts and ditches associated with membership driveways and Association roads.</p> <p>Con:</p>