

Buckskin Heights Road Association 2024 Annual Meeting Minutes

Sunday, August 25, 2024 at 2:30pm • Smith Residence In-Person and by Zoom

ATTENDANCE: 28 memberships represented in person, 5 memberships on Zoom; 8 represented by proxies; 41 total memberships eligible to vote.

Road Association Board Members (Spouse) Present: Dan (& Kelly) McQueen, President (Zoom); Rich (& Deb) Evans, Vice President; Cindy (& Dave) Smith, Secretary; Sue Weber, Treasurer; Donna Braun & Justin Wilson (3 properties), Directors at Large

Other Memberships Present:

In-Person (28 with Board): Brian & Jodi Abbott, Mary Arnold, Linda Bilsing, Michael & Tami Fallon (2 properties), David & Jan Gaudio, Allan & Ruth Heese, Denise Jackson & Michael Bane, Sanjeev & Krystal Karki, Cameron Louie (arrived after meeting began), Michael Lowe, Lynette & Max McGowan, Luke & Melanie McOmie (2 properties), Traci Reynolds, Paul Rutt, Bethany & Alison Seymour, Rick (& Chris by Zoom) Stahl, Bonnie & Bill Torrey, Brittany Woods

By Zoom (5 with Board): Kathy Hingtgen, Brian Ludwig (2 properties), Shana Longo

Proxies (8): Appelmann (Stahl, 2 properties), Debes (Weber), Ezzell (Heese), Long (Weber), Stewart (Wilson), Warrington (Weber), Wessel (Abbott)

CALL TO ORDER & WELCOME: The meeting was called to order at 2:30pm by Presiding Officer Justin Wilson, Director at Large. Attendance was recorded by 2 counters and verified by Secretary Cindy Smith. Owners of 32 properties were present in person or by Zoom at the beginning of the meeting, exceeding the minimum of 14 properties necessary for a quorum. Wilson welcomed all in attendance.

AGENDA: The agenda was approved as distributed 30 days prior to the annual meeting. Justin Wilson reviewed the general expectations for the conduct at the meeting, including that the meeting will end not later than 5pm as stated in the meeting notice.

REVIEW OF MINUTES: The Association members were asked if there were any questions or concerns with the Board-approved 2023 Annual Meeting Minutes posted online. None were noted.

DATE FOR NEXT YEAR'S MEETING: The 2025 annual meeting will be held on Sunday afternoon, August 24 at a time and location to be determined.

TREASURER'S REPORT: Treasurer Sue Weber reviewed the current status of the budget (attached). Dave Smith made a motion to accept the report. It was seconded and **approved**. Highlights included:

1. For the third year in a row, 100% of 2024 dues have been paid or are in progress.
2. Budget update: Insurance cost increased 15% last year; 2024 recycled asphalt (RAP) cost of about \$600/delivered 15-T load is a 75% increase over 2020.
3. BHRA has had a 40% turnover of property ownership since the 2020 Cameron Peak Fire.
4. Audit of 2023 BHRA financial records (attached) was in conformity with accepted accounting principles.
5. State and federal tax forms for 2023 were filed with no tax due, as usual.

ROAD REPORT: Vice President Rich Evans reviewed the road maintenance work done so far in 2023-24 (attached). Sue Weber made a motion to accept the report. **It was seconded and approved.** Highlights included:

6. Rich pointed out that the roadwork has been a team effort, especially noting the huge donations of time and expertise by Bill and Bonnie Torrey.
7. Dave Smith introduced the new online BHRA GIS map (see attached road report).
 - A. The map is linked from the BHRA website (<https://buckskinheights.org/>, Documents or Community Resources pages) or directly at <https://buckskinhts.maps.arcgis.com/apps/instant/basic/index.html?appid=e8c4a3aa75884bf4a5122d642bc536c8>.

- B. The project began in 2021, using public Larimer County data. Dave showed the community how to access and use the map.
 - C. **ACTION ITEM:** Dave requested that members send him any information on survey pins known to exist on membership property, as the Larimer County property lines are inaccurate. He needs accurate latitude and longitude coordinates to feed into the base map.
8. Rich Evans went over the 2023-24 maintenance activities, which were focused on ditch and culvert cleanouts and road base application to trouble spots.
- A. There was one professional grading done in November 2023.
 - B. All of the road base application work in 2024 was done by volunteer Bill Torrey, who was sincerely thanked by all in attendance.
 - C. The mirror at Road Marker (RM) 9 was repaired and improved by Bill Torrey working with Max McGowan and Rich. Again, sincere thanks were extended by the membership.
 - D. An experiment with an application of rounded river stone above the gate was a failure and will not be repeated anywhere else.
9. Future plans:
- A. Application of RAP at RM 30-32 on Otter Rd, immediately below the gate.
 - B. A blocked culvert has been excavated near the intersection of Otter with the Buckhorn Rd near RM 3. We will install a new 42' long culvert before the end of September, and fill back in. This will be a major road construction project.
 - C. **ACTION ITEM:** Road markers will be replaced. Bethany and Alison Seymour shared a prototype. Members can help fund this project by donating \$10-\$20/sign.

GATE REPORT:

10. Rich Evans spoke, letting community know that multiple gate issues need to be addressed. A generous offer has been made to the community to replace the gate, if it is moved farther down Otter Rd. We need to look at the cost, locations, gate configurations, maintenance/technology reliability and security/safety issues. Bill Torrey gathered 3 quotes on gate configurations last winter which need to be re-evaluated.
- A. Sue Weber pointed out that a 2/3 vote of the membership would be required to approve a new gate with a special assessment for construction. The gate was originally located near the water tower at RM 7-8. It was moved to the present location at RM 33 years ago due to persistent problems with vandalism and maintenance.
 - B. Denise Jackson would like the gate moved back to its original location near the water tower at RM 7-8, thereby including all properties at lower end of Otter Rd. Rick Stahl agreed with this location.
 - C. Brian Abbott suggested that the warning sign be moved closer to the Buckskin Rd, and perhaps getting a new sign.
 - D. Cameron Louie asked about the two styles of gate, sliding versus swing.
 - E. Michael Fallon intends to speak with Hilltop Broadband regarding security cameras; they currently have a cell tower on his property.
 - F. Max McGowan liked the idea of moving the gate as low as possible on Otter Rd, and pointed out that modern vehicles have a "home link" that can replace the current remote controls.
 - G. Mike Lowe suggested we keep the old gate and add a new gate.
 - H. Allan Heese asked about dealing with contractors and visitors, providing a one-time code for a day or short-term. Linda Bilsing noted that the current electronic control system has a limit to the number of active codes.
 - I. Linda Bilsing pointed out that Redstone Canyon has many gates on many roads, we should look into their system. She also reminded the community to keep the manual gate closed at all times, the only exception is made for emergency vehicles.

- 11. **ACTION ITEM:** Volunteers indicated interest in serving on the Gate Committee; they will be notified via email and on GroupsIO of the upcoming date/location.

FIRE COMMITTEE REPORT: Fire Committee Co-Chairs Mike Lowe and Rick Stahl gave a report on 2024 committee actions:

- 12. Mike Lowe reminded community that the Cameron Peak Fire in 2020 was originally reported in news media as a spot fire which started 17 miles away. He reported that he was out at night during the Jul-Aug 2024 Alexander Mountain Fire with night goggles keeping an eye on the situation as it unfolded. Mitigation on membership properties is of the utmost importance.
- 13. Rick Stahl reported that he was in contact with Pete Wells from the Redstone Canyon VFD during the Alexander Mountain fire. Our community was given permission to clear property leading into Bradley Avadon’s property on Puma Gulch Rd in Redstone Canyon. Rick recommended that we install a new lock for the gate at Dixie Gibbon’s property with her permission. He indicated that there is continuing road work to be done on the north emergency exit.
- 14. Jae Shedly recommended that the community utilize the Weather Underground online site for updates (Loveland 448/557 stations).
- 15. Max McGowan reminded the community that the Cameron Peak Fire began 6 weeks prior to entering our community and after 18 inches of October snow.
- 16. Brian Abbott shared valuable information he learned from our local fire station regarding possible grant money, assistance with wildfire mitigation and availability of tax credits. He will share what he has learned at a future time.
- 17. **ACTION ITEM:** Mike and Rick will schedule a meeting of the Fire Committee soon and publicize it on GroupsIO.

NOMINATION AND ELECTION OF BHRA BOARD MEMBERS FOR 2024-25:

- 18. The floor was opened to nominations for the BHRA Board. Four members were nominated for three open seats: Donna Braun, Allan Heese, Sanjeev Karki and Brittany Woods. Donna Braun, Allan Heese and Brittany Woods were elected, all for new 1st 2-year terms (2024-2026).
- 19. Rich Evans and Justin Wilson (both in second years of 1st terms, 2023-25) and Sue Weber (second year of a 2nd term, 2023-25) are the carry-over members for the 2024-25 board.

DISCUSSION/ACTION ON PROPOSED BYLAWS AMENDMENTS:

- 20. Presiding officer Justin Wilson and Secretary Cindy Smith presented two proposed amendments (attached) sent to the membership 30 days before the annual meeting. Voting was by show of hands with unanimous approval:
 - #1 Article I Government – Wording Change: Pass**
 - #2 Article V Dues – Wording Change: Pass**

OPEN FLOOR FOR ADDITIONAL BHRA-RELATED ITEMS:

- 21. **ACTION ITEM:** Linda Bilsing asked about quantity and cost of road base. She would like the info made available to the community as an action item. She wanted to know the % of road base delivered above versus below the gate. Justin Wilson reported that approximately 90% was delivered below the gate this year. Sue Weber has the application data and will follow through with a report.
- 22. **ACTION ITEM:** Linda Bilsing also pointed out that the manual gate has two types of locks, keyed for emergency services and the BHRA roller combination lock. She suggested investigating some kind of electronic lock that could either replace or be added to the chain to make it easier to open in winter weather.

ADJOURNMENT: The meeting was adjourned at 4:40pm.

Respectfully submitted,
Cindy Smith, Secretary

Buckskin Heights Road Association Treasurer’s Report

Sue Weber, Treasurer – August 25, 2024

1. Checking account balance 8/24/24	=	\$16,742.62	
Pending Expenses	=	-\$466.21	Electronic gate repairs
Pending Deposits	=	\$19.00	Remote control sale
Checking available	=	\$16,295.41	
Savings account balance 8/24/24	=	\$5,015.85	
TOTAL AVAILABLE 8/25/24	=	\$21,311.26	

2. **Dues:** 2024 dues for all 67 properties (all 59 owners) are in progress or paid in full. We’ve had 100% of membership dues paid annually since 2022
3. **Budget Update** as of August 20, 2024 attached. Highlights include:
 - A. Insurance cost increased ~15% from 2022 to 2023, so budgeted for another increase this year.
 - B. Road base cost/15-T load of delivered recycled asphalt (RAP) increased:
 - 2020 - \$342/load RAP
 - 2022 - \$496/load RAP
 - 2024 - \$601/load RAP, an increase of ~75% over 2020
\$784 for delivered crushed gravel
 - C. Budgeted for one possible commercial motor-grading this year, but may buy road base instead.

4. Recently Completed Property Sales

2021=8 sales; 2022=9 sales; 2023=6 sales; 2024=4 sales YTD.
Total 2021-YTD = 27 sales, 40% since Cameron Peak Fire in October 2020

- 3/7/24 – Julie Weaver/John Niesel (3820 Raccoon Dr) to William & Bonnie Torrey
- 4/19/24 – Jacob & Samantha Jandrew (12727 Otter Rd) to Crystal DeLorey
- 6/17/24 – Melissa St Clair/Benjamin Hodgins (13382 Otter Rd) to Alix Meisinger/Leah Loostrom
- 8/16/24 – Boondocks Land LLC/Lacy & Kieth Haugan (north parcel on Lower Otter Rd) to Brian & Audrey Ludwig

5. Current Properties for Sale/Pending Closings

- Boondocks Land LLC/Lacy & Kieth Haugan (south parcel on Lower Otter Rd)

6. **Results of 2023 Audit:** Jodi Abbott and Bonnie Torrey conducted the 2023 financial audit. All was in conformity with generally accepted accounting principles (attached).

7. **State and Federal 2023 Tax Forms** were filed on 4/1/24. No tax was due.

BHRA EXPENSE & INCOME SUMMARY • August 25, 2024

A	B	C	D	E	F	G	H
Category	2023 Actual	2024 Approved Budget	2024 Actual Expenses & Income to Date	2024 Budget Over (Under) to Date	2024 Expected Remaining Expenses & Income	2024 Projected Total Expense & Income	2024 Projected Over (Under) Budget
Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Maintenance	\$1,005	\$1,000	\$181	(\$819)	\$819	\$1,000	(\$0)
Grant Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,535	\$1,650	\$0	(\$1,650)	\$1,650	\$1,650	\$0
Legal/Financial/Procedural	\$398	\$350	\$10	(\$340)	\$50	\$60	(\$290)
Mailings	\$206	\$150	\$153	\$3	\$15	\$168	\$18
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road Signs & Accessories	\$0	\$500	\$476	(\$24)	\$24	\$500	(\$0)
Office Supplies	\$23	\$100	\$0	(\$100)	\$100	\$100	\$0
Technology	\$196	\$400	\$165	(\$235)	\$0	\$165	(\$235)
Transfer to Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road Base Homeowner	\$951	\$0	\$0	\$0	\$0	\$0	\$0
Road Ditches & Culverts	\$855	\$1,000	\$0	(\$1,000)	\$5,000	\$5,000	\$4,000
Road Grader Operator	\$9,100	\$10,000	\$287	(\$9,713)	\$2,500	\$2,787	(\$7,213)
Road Base	\$27,438	\$19,000	\$17,972	(\$1,028)	\$6,000	\$23,972	\$4,972
BHRA Road Expense Subtotal	\$37,393	\$30,000	\$18,259	(\$11,741)	\$13,500	\$31,759	\$1,759
Expense Subtotal	\$41,706	\$34,150	\$19,243	(\$14,907)	\$16,158	\$35,401	\$1,251
Dues & Late Fees	\$30,095	\$33,000	\$34,235	\$1,235	\$225	\$34,460	\$1,460
Emergency Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$8	\$8	\$0	(\$8)	\$8	\$8	\$0
Grant Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$32	\$50	\$19	(\$31)	\$50	\$69	\$19
Homeowner Road Reimburse/Donation	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Income Subtotal	\$31,885	\$33,058	\$34,254	\$1,196	\$283	\$34,537	\$1,479
Checking Cash Flow Balance	(\$9,822)	(\$1,092)	\$15,012			(\$864)	

NOTES

\$115 more than last year

Annual/special meeting mailings/handouts; dues ballots

Zoom subscription

Down from \$951 last year

2022: 15-T load at \$496/load

2024: 15-T loads at \$600-785/load, 21%-58% increase over 2022

Road expense over budget possible due to carryover from last year and higher anticipated income

Dues Income...

...all 67 properties (59 owners) have paid all/some \$500 annual dues; \$200 in undesignated donations (down from last year)

We can spend more in 2024 than our budgeted annual income because of \$1,732 carryover from 2023

BHRA ASSET SUMMARY

A	B	C	D	E	F	G	H
Category	2023 Actual Ending Balance	2024 Budgeted Ending Balance	2024 Actual Balance to Date			2024 Projected Ending Balance*	
BHRA Checking Balance Available	\$1,732	\$640	\$16,743			\$867	
BHRA Savings Balance	\$5,016	\$5,024	\$5,016			\$5,024	
Total Assets	\$6,748	\$5,664	\$21,758			\$5,891	

*Target is \$500 to avoid bank fee.

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FY2023 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, 2023.

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.

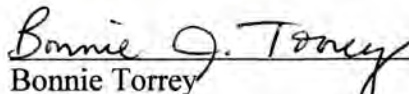
Opinion

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, 2023, 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 4/24/24
Date



Bonnie Torrey 4/24/24
Date

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Buckskin Heights Road Association Treasurer's Report for FY2023
 With **APPROVED** 2024 Budget • January 22, 2024

EXPENSE/INCOME SUMMARY

A	B	C	D	E	F
Category	2022 Actual	2023 Approved Budget	2023 Actual	2023 Difference Over (Under)	2024 APPROVED Budget
Bank Fees	\$0	\$0	\$0	\$0	\$0
Emergency Expense	\$0	\$0	\$0	\$0	\$0
Gate Maintenance	\$0	\$500	\$1,005	\$505	\$1,000
Grant Expense	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,337	\$1,400	\$1,535	\$135	\$1,650
Legal/Financial/Procedural	\$383	\$500	\$398	(\$102)	\$350
Mailings	\$198	\$300	\$206	(\$94)	\$150
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Road Signs & Accessories	\$0	\$500	\$0	(\$500)	\$500
Office Supplies	\$54	\$100	\$23	(\$77)	\$100
Technology	\$154	\$350	\$196	(\$154)	\$400
Transfer to Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0
Road Base Homeowner	\$3,000	\$0	\$951	\$951	\$0
Road Culverts & Ditchwork	\$1,705	\$1,500	\$855	(\$645)	\$1,000
Road Grader Operator	\$18,243	\$16,000	\$9,100	(\$6,901)	\$10,000
Road Base	\$14,349	\$20,000	\$27,438	\$7,438	\$19,000
BHRA Road Expense Subtotal	\$34,296	\$37,500	\$37,393	(\$107)	\$30,000
Expense Subtotal	\$39,423	\$41,150	\$41,706	\$556	\$34,150
Dues & Late Fees	\$41,890	\$30,150	\$30,095	(\$55)	\$33,000
Emergency Donations	\$0	\$0	\$0	\$0	\$0
Interest	\$1	\$6	\$8	\$2	\$8
Grant Income	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$112	\$100	\$32	(\$68)	\$50
Road Base Homeowner Reimburse	\$3,004	\$0	\$1,750	\$1,750	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Transfer from Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0
Income Subtotal	\$45,007	\$30,256	\$31,885	\$1,629	\$33,058
Cash Flow Balance	\$5,585	(\$10,894)	(\$9,822)		(\$1,092)

NOTES

Budgeted Dues Income...
 ...assumes 66 properties of 67 properties (61 of 62 owners) pay \$500 annual dues (includes undesignated donations)

ASSET SUMMARY

A	B	C	D	E	F
Category	2022 Actual Ending Balance	2023 Budgeted Ending Balance	2023 Actual Ending Balance	2023 Difference Over (Under)	2024 Budget Ending Balance
Checking Balance	\$11,561	\$1,732	\$1,732	(\$0)	\$640
Savings Balance	\$5,008	\$5,015	\$5,015	\$0	\$5,023
Total Assets	\$16,569	\$6,747	\$6,747		\$5,663

Budgeted Checking Ending Balance...
 ...for 2024 is the 2023 actual ending balance plus the net budgeted 2023 cash flow balance. The target of >\$500 allows for minimum bank balance to avoid fees.

Fiscal Year 2023 Data Respectfully Submitted for Audit by:

Suzanne Weber 5/6/24
 Suzanne Weber, Treasurer, September 2021-Present Date

Fiscal Year 2023 Data Audited and Approved by:

Jodi Abbott 4/24/24
 Jodi Abbott, BHRA Member Date
Bonnie Torrey 4/24/24
 Bonnie Torrey, BHRA Member Date

Buckskin Heights Road Association 2024 Annual Meeting Road Report

Sunday, August 25, 2024 at 2:30pm • Rich Evans, BHRA Vice President (2023-24)

Thank you for voting me into the BHRA board. As I believe everyone knows, I took the role as VP of the board, responsible for maintaining and improving the roads within BHRA. I would like to give a summary of the work that has been accomplished over the past 10 months of my term. Everything that has been done has been a team effort comprised of many people, most importantly Bill Torrey with his continued selfless time he has spent with his tractor to improve our roads.

See the GIS map at the end of this report for specific locations of road base applications. This GIS map is linked from the BHRA website (<https://buckskinheights.org/>) or directly at <https://buckskinhts.maps.arcgis.com/apps/insant/basic/index.html?appid=e8c4a3aa75884bf4a5122d642bc536c8>.

9/26/23 – Initial email sent out with what my focus areas would be: Ditch & Culvert Cleanouts and Road Base Material application. These two items are tightly linked together. We have significant portions of Otter road that have little or no road base coverage and is down to the mountain granite. However, just having new road base material delivered and graded is ineffective unless you have a good drainage system for when heavy rains and snow come. Without having proper drainage, the road base you put down just will be washed away.

11/1/23 – I had the professional grader come up and work on most of the roads within BHRA. We paid out for 17 hours of usage of the grader. The plan was to get the road as best as possible before the winter set in. This grading included going up past the gate and to the S curve area. He also then went down Raccoon and proceeded down Gray Squirrel as far as he was able to.

11/5/23 – Review of ditches/culverts done with Dan McQueen, Allan Heese, Bill Torrey and myself to determine trouble areas and what to focus on.

11/10/23 – Bill Torrey and I applied some recycled asphalt (RAP) and road base on the lowest part of Gray Squirrel, near the Wride residence. With the large grader unable to get this far and the rains that occurred a week prior, this section of the road was very treacherous and dangerous for a vehicle to drive through.

11/22/23 – Had 6 loads of material delivered for future use. This included 3 loads of RAP, which we have stored on the east side of Otter road, near the radio towers. And 3 loads of dirt road base which I stored on the west side of my property. The dirt road base was made available for free use by homeowners, with 5-gallon buckets stored next to it.

3/10/24 – Mirror at blind curve was replaced. Big thanks to Bill Torrey who built the new improved mirror mount using steel ribbing from a cattle guard. If you recall, the previous mirror was blown out from a windstorm. Thanks again to Bill and Max McGowan who were instrumental in replacing the original mirror with this new heavy-duty design. It was some perilous moments with Max working out of the bucket scoop of Bill's tractor, sledgehammering in the new stakes for the mirror.

3/30/24 – Had scheduled 4 loads of RAP to be delivered, however due to Mother Nature and snow, we were only able to have 2 of those delivered. I had those two loads dropped in sections between road marker (RM) 24 and 28. Bill Torrey then graded the material out with his tractor. Since we were not having any additional material delivered that day, Bill and I decided to utilize the rest of the day spreading out the RAP we had delivered and stored earlier. We focused on multiple areas of otter that had significant potholes.

On this day we also were able to repair a washout area that had been opening up more into Otter road. This area was right below the Jackson/Bane (Mini Cooper) house. We put a full trailer load of rock and dirt into this washout area on the side and then compacted it down. Reflector pole markers were placed there to identify the area.

5/12/24 – Had a challenge presented with someone taking the cattle guard that had been stored up next to the gate. This cattle guard had been removed by Mary Arnold (VP, 2022-23) last year; I had planned to use it to improve the section of road (RM 17-18) where Donna Braun and Jay Sheddy's house had slid off the mountain when transporting it up the mountain. When that slide happened, a section of the road was lost. The plan had been to use the cattle guard in this area, putting it on its side, braced in with steel beams and then filling the area with dirt and RAP. But with the cattle guard taken, this project has not been able to be pursued.

6/21/24 – Multiple loads of various materials were delivered and placed on the mountain. Some of this was with limited success. The material and areas we had included 3 loads of RAP, 3 loads of river stone and 3 loads of crushed rock. The RAP that had been delivered was very poor quality and had not been screened properly. I had this placed and graded at RM 3 and 4. I contacted the quarry about this poor quality of RAP and we did receive a discount on the pricing of it. The next loads delivered were of rounded river stone. This was placed just north of the gate, near woodchuck drive. Final delivery was of crushed rock which was able to be spread and graded very well. This was done in RM sections 17 and 25. The crushed rock is significantly better than the river rock due to the angular points which allows for better compaction. We will not be using any rounded river stone going forward.

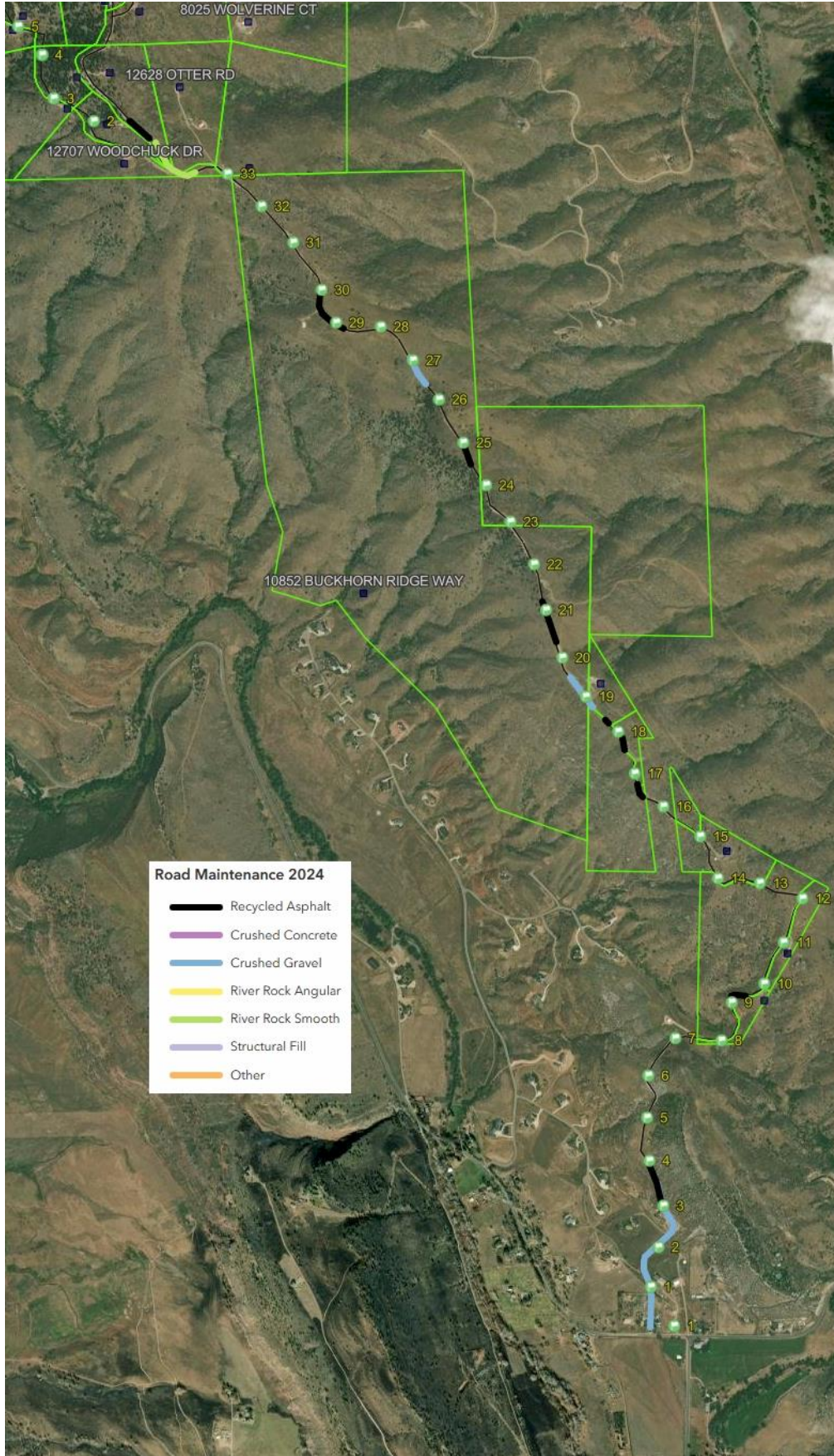
7/19/24 – Had 3 loads of crushed $\frac{3}{4}$ " gravel dropped at the end stretch of Otter, coming up to Buckhorn Road. This lowest section of Otter has become a mud pit when heavy rains or with melting snows. The crushed gravel was placed in this section to try and provide a base on top of the dirt so that we would not have a mud bog happen. I also had 9 loads of RAP delivered and placed in multiple sections of Otter road. Typically it will take 2 truck loads of material (approximately 30 tons) to spread out be graded over a 1/10th mile section of road. Bill Torrey and I focused on several areas with this RAP, making improvements we felt in each area.

FUTURE PLANS:

Culverts – The culvert near RM 3 is in need of replacement. This is the first section of road that begins to climb up the mountain. The culvert is completely filled in. In June a team of us went down to this area to identify the entry and exit point of this culvert because it had been so filled in with silt and mud. We were able to dig out each end of the culvert and measure the full length. This culvert section will be replaced this fall. We are increasing the size of the culvert, with hopes that this will help alleviate the build up of material which then has the water flow over the road.

RAP – Will be planning the next major delivery of RAP and having it spread out between RM 30 and 32. This is the just before the gate area, going uphill. This section has badly cratered and we will attempt to do a full patch of RAP over these sections.

This online BHRA GIS map is linked from the BHRA website (<https://buckskinheights.org/>) or directly at <https://buckskinhts.maps.arcgis.com/apps/instant/basic/index.html?appid=e8c4a3aa75884bf4a5122d642bc536c8>.



CURRENT	PROPOSED	PROS & CONS AND/OR EXPLANATION
<p>Proposed Amendment #1 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 either at an annual meeting or a special meeting called in accordance with these <i>Bylaws</i>. {Change approved 9/10/23}</p>	<p>Article. I Government <i>Section 4. Removal or Resignation of Directors.</i></p> <p>a. Any member of the Board of Directors may be removed from the Board by a three-fourths (3/4) majority vote of the memberships in good standing voting at an annual meeting or a special meeting called in accordance with these <i>Bylaws</i>. {Change approved 9/10/23 & 8/25/24}</p>	<p>The phrase “After the annual meeting in 1975” is superfluous.</p> <p>Deleting the word “present” reflects the fact that memberships in good standing may vote in person, electronically or by proxy at all Association meetings in accordance with:</p> <p>Article VI. Meetings <i>Section 5. Voting at Meetings or by Mail.</i> . . .</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 8/28/20 & 9/10/23}</p> <p>Deleting “either” and adding “in good standing” makes the resulting language parallel to Proposed Amendment #2.</p>
<p>Proposed Amendment #2 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, discusses and recommends a vote to change the annual dues, the Board shall: {Change approved 4/30/18 & 9/10/23}</p> <p>i. Conduct a mail vote in accordance with these <i>Bylaws</i> within thirty (30) days.</p> <p>ii. 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 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 4/30/18, 9/10/23 & 8/25/24}</p> <p>i. Conduct a mail vote in accordance with these <i>Bylaws</i> within thirty (30) days.</p> <p>ii. 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>Deleting the word “present” reflects the fact that memberships in good standing may vote in person, electronically or by proxy at all Association meetings in accordance with:</p> <p>Article VI. Meetings <i>Section 5. Voting at Meetings or by Mail.</i> . . .</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 8/28/20 & 9/10/23}</p>