

**Buckskin Heights Road Association
2025 ANNUAL MEETING MINUTES
Sunday, August 24, 2025**

Mary Arnold,s Residence and Zoom Meeting • 2:00 pm

Attendance:

Board Members (6): Justin Wilson, Rich and Debbie Evans , Alan Hesse, Dave and Cindy Smith, Donna Braun and Jae Sheddy and Sanjeev and Krystal Karki

Community Members (13): Brian and Jodi Abbott, Mary Arnold,Crystal Delory and Garrison Dam, David Gaudio, Gregg Griffenhagen, Michael Lowe, Max McGowan, Dan McQueen, Paul Rutt, Rick Stahl, Bill and Bonnie Torrey, Eric Warrington and Brittany Woods.

Zoom(6): Linda Bilsing, Kathryn Hingten, Peggy Kinsey, Brian and Audrey Lodwig, Luke McOmie and Melanie Johnson, Alix Meisinger and Leah Loostrom

Proxies(5): Marilyn Ward (Rich Evans), Robert Wessel (Brian Abbott), John Appleman (Rick Stahl), and JD Bone (David Smith)

Call to Order and Welcome:

The meeting was called to order @ 2:11 pm by Justin Wilson. Attendance verified by Sanjeev Karki and Justin Wilson.

Agenda: The Agenda was distributed 30 days prior to the Annual meeting. Justin Wilson reviewed the general expectations of the conduct at the meeting and will end no later than 4:00 pm.

Introduction/welcome to new BHRA Residents: Marilyn Ward, Gregg Griffenhagen, Alix Meisinger, JD Bone and Mendy Peppas.

Review of the Board-approved 2024 Annual Meeting Minutes:

Justin Wilson went over the 2024 Annual Meeting. Alan Hesse motioned to Approve 2024 Annual Meeting Minutes. Dave Smith seconded and it was approved.


Date for next year's meeting:


Sunday, Aug 23, 2026, time TBA.


Treasurer's Report:

President Justin Wilson reviewed the Treasurer's report and updated on the Budget Report attached below.

 BHRA Treasurers Report 8-24-25.docx.pdf

 BHRA Treasurer - Budget Update.pdf

 BHRA Treasurer - Independent Auditors Report (1).pdf

 BHRA Treasurer - 2024 Audit & 2024 Approved Budget 8-19-25 (1).pdf

Road Report:

Vice President Rich Evans reviewed Work done to date and future work to be done and the areas that need attention. Dave smith showed the visual map and the pictures of the work done on the road. Cindy Smith made a motion and Rick Stahl second to approve the road report. Motion passed.

Gate Report:

Justin Wilson reviewed the outcome of the BHRA Gate Relocation Special Assessment Vote. The Ballot Count for Email Ballot and Mail In Ballot was 35 Properties YES and 17 Properties NO. $\frac{2}{3}$ Vote needed to Pass and we have greater than $\frac{2}{3}$ of votes in favor and pass the vote.

Rick Stahl asked if there were any votes that were not qualified. Justin Wilson mentioned the deadline to receive vote was August 23rd by mail or email and there was one email vote on the day of the Annual Meeting. Since it was past the deadline and the Annual ROA fees were not paid by that community member, the vote was not counted.

Fire Committee Report:

Rick Stahl mentioned he has been working on some Grants for fire mitigation. Also mentioned that every property owner in front of their home and the main road should cut and clear branches in case of emergency vehicles and large fire fighting trucks. Certain Members have tools that can be borrowed if needed to cut branches. Mentioned about the fire route on upper otter that connects to redstone canyon through a private property and could be used in case of fire.

Justin Wilson mentioned the LFRA Inclusion vote is on Aug 26 and members should vote. Also mentioned that the BHRA board has nothing to do with the LFRA.

Nomination and election of BHRA Board members for 2024-25:

There were three board seats up for regular election to two-year terms and one board seat (vacated by Brittany Woods) up for a special election to finish the remainder of that term (one year). The floor was opened to nominations for the BHRA Board.

For the election for three open seats (regular two-year terms), six members were nominated: Rick Stahl, Sanjeev Karki, Paul Rutt, Gregg Griffenhagen, David Smith, Rich Evans, and Krystal Karki. Gregg and Dave withdrew from the election. **Rich Evans, Paul Rutt, and Sanjeev Karki were elected** - Paul for a new first 2-year term (2025-2027), Rich for a second 2-year term (2025-2027), and Sanjeev for his first full 2-year term (2025-2027, having already served the remainder of Sue Weber's term from April 2025 - August 2025).

For the special election to fill the remainder of Brittany Wood's board seat (2025-2026), three members were nominated: David Smith, Rick Stahl, and Krystal Karki. **David Smith was elected.**

Allan Heese and Donna Braun (both in second years of 1st terms, 2024-2026) are the carry-over members.

Open floor for additional BHRA-related items:

Michael Lowe mentioned what is the guarantee that there will be no more than \$50 assessed to members for the new gate. Justin Wilson restated that he will personally cover any installation expenses that are not paid for by the \$50 homeowner assessment or other donations.

Meeting was Adjourned at 4:10 pm

Buckskin Heights Road Association Treasurer's Report

Justin Wilson, President - August 24, 2025

1. Account Balances

Checking Account Balance	\$5,589.46
---Pending Expenses	
---Pending Deposits	\$1,190.00
---Checking Available	\$6,569.46
Savings Account Balance	\$5,016.35
TOTAL AVAILABLE	\$11,585.81

2. **Dues:** 2025 dues for 61 of the 66 properties are in progress or paid in full.

3. **Recently Completed Property Sales**

a. 13236 Otter Rd: Sue and Peter Weber -> Mendy and Jason Peppas

2021=8 sales; 2022=9 sales; 2023=6 sales; 2024=6 sales YTD.

Total 2021-YTD = 29 sales, 44% since Cameron Peak Fire in October 2020

4. **Current Properties for Sale/Pending Closings**

a. Seymour

BHRA EXPENSE & INCOME SUMMARY • August 1, 2025

A	B	C	D	E	F	G	H
Category	2024 Actual	2025 Approved Budget	2025 Actual Expenses & Income to Date	2025 Budget Over (Under) to Date	2025 Expected Remaining Expenses & Income	2025 Projected Total Expense & Income	2025 Projected Over (Under) Budget
Bank Fees	\$0	\$0		\$0	\$0	\$0	\$0
Emergency Expense	\$0	\$0		\$0	\$0	\$0	\$0
Gate Maintenance	\$1,004	\$1,000	\$0	(\$1,000)	\$161	\$161	(\$839)
Grant Expense	\$0	\$0		\$0	\$0	\$0	\$0
Insurance	\$1,736	\$1,650		(\$1,650)	\$0	\$0	(\$1,650)
Legal/Financial/Procedural	\$58	\$350	\$25	(\$325)	\$0	\$25	(\$325)
Mailings	\$109	\$150	\$72	(\$78)	\$15	\$87	(\$63)
Miscellaneous	\$0	\$0		\$0	\$0	\$0	\$0
Road Signs & Accessories	\$476	\$500		(\$500)	\$24	\$24	(\$476)
Office Supplies	\$86	\$100		(\$100)	\$100	\$100	\$0
Technology	\$236	\$400	\$156	(\$244)	\$72	\$228	(\$172)
Transfer to Savings/Emergency Acct	\$0	\$0		\$0	\$0	\$0	\$0
Road Base Homeowner	\$0	\$0		\$0	\$0	\$0	\$0
Road Ditches & Culverts	\$3,403	\$1,000	\$0	(\$1,000)	\$0	\$0	(\$1,000)
Road Grader Operator	\$362	\$10,000	\$15,625	\$5,625	\$0	\$15,625	\$5,625
Road Base	\$24,124	\$19,000	\$13,618	(\$5,382)	\$3,518	\$17,136	(\$1,864)
BHRA Road Expense Subtotal	\$27,888	\$30,000	\$29,243	(\$757)	\$3,518	\$32,761	\$2,761
Expense Subtotal	\$31,593	\$34,150	\$29,496	(\$4,654)	\$3,890	\$33,386	(\$764)
Dues & Late Fees	\$30,095	\$33,000	\$30,620	(\$2,380)	\$119	\$30,739	(\$2,261)
Emergency Donations	\$0	\$0		\$0	\$0	\$0	\$0
Interest	\$8	\$8	\$0	(\$8)	\$1	\$1	(\$7)
Grant Income	\$0	\$0		\$0	\$0	\$0	\$0
Remote Control Sales	\$32	\$50	\$38	(\$12)	\$0	\$38	(\$12)
Homeowner Road Reimburse/Donation	\$1,750	\$0	\$600	\$600	\$0	\$600	\$600
Miscellaneous	\$0	\$0		\$0	\$0	\$0	\$0
Transfer from Savings/Emergency Acct	\$0	\$0		\$0	\$0	\$0	\$0
Income Subtotal	\$31,885	\$33,058	\$31,258.29	(\$1,800)	\$120	\$31,378	(\$1,680)
Checking Cash Flow Balance	\$291	(\$1,092)	\$1,762.00			(\$2,008)	

NOTES

Annual/special meeting & miscellaneous mailings/handouts

Zoom, Quicken subscriptions

Some of the material for the culverts will be used for the road

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

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

Road expense may go over budget; possible due to carryover from last year

Dues Income...

...61 of 66 properties (59 owners) have paid all/some \$500 annual dues

BHRA ASSET SUMMARY

A	B	C	D	E	F	G	H
Category	2024 Actual Ending Balance	2025 Budgeted Ending Balance	2025 Actual Balance to Date			2025 Projected Ending Balance*	
BHRA Checking Balance Available	\$3,473	\$500	\$6,569			\$1,465	
BHRA Savings Balance	\$5,015	\$5,016	\$5,016			\$5,017	
Total Assets	\$8,488	\$5,516	\$11,585			\$6,482	

*Target is \$500 to avoid bank fee.

FY2024 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, 2024.

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.



08/23/2025

Jodi Abbott

Date



08/23/2025

Bonnie Torrey

Date

Buckskin Heights Road Association Treasurer's Report for FY2024 With APPROVED 2024 Budget • January 22, 2024

EXPENSE/INCOME SUMMARY

A	B	C	D	E	F
Category	2023 Actual	2023 Approved Budget	2024 Actual	2024 Difference Over (Under)	2024 APPROVED Budget
Bank Fees	\$0	\$0	\$0	\$0	\$0
Emergency Expense	\$0	\$0	\$0	\$0	\$0
Gate Maintenance	\$1,005	\$500	\$1,004	\$504	\$1,000
Grant Expense	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,535	\$1,400	\$1,736	\$336	\$1,650
Legal/Financial/Procedural	\$398	\$500	\$58	(\$442)	\$350
Mailings	\$206	\$300	\$109	(\$191)	\$150
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Road Signs & Accessories	\$0	\$500	\$476	(\$24)	\$500
Office Supplies	\$23	\$100	\$86	(\$14)	\$100
Technology	\$196	\$350	\$236	(\$114)	\$400
Transfer to Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0
Road Base Homeowner	\$951	\$0	\$0	\$0	\$0
Road Culverts & Ditchwork	\$855	\$1,500	\$3,403	\$1,903	\$1,000
Road Grader Operator	\$9,100	\$16,000	\$362	(\$15,638)	\$10,000
Road Base	\$27,438	\$20,000	\$24,124	\$4,124	\$19,000
BHRA Road Expense Subtotal	\$37,393	\$37,500	\$27,888	(\$9,612)	\$30,000
Expense Subtotal	\$41,707	\$41,150	\$31,593.49	(\$9,557)	\$34,150
Dues & Late Fees	\$30,095	\$30,150	\$34,396	\$4,246	\$33,000
Emergency Donations	\$0	\$0	\$0	\$0	\$0
Interest	\$8	\$6	\$1	(\$5)	\$1
Grant Income	\$0	\$0	\$0	\$0	\$0
Remote Control Sales	\$32	\$100	\$38	(\$62)	\$50
Road Base Homeowner Reimburse	\$1,750	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Transfer from Savings/Emergency Acct	\$0	\$0	\$0	\$0	\$0
Income Subtotal	\$31,885	\$30,256	\$34,434.60	\$4,179	\$33,051
Cash Flow Balance	(\$9,822)	(\$10,894)	\$2,841.11		(\$1,099)

NOTES

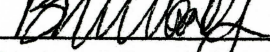
Budgeted Dues Income...
...assumes 66 properties of 67 properties (61 of 62 owners) pay \$500 annual dues (includes undesignated donations)

ASSET SUMMARY

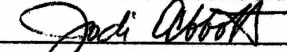
A	B	C	D	E	F
Category	2023 Actual Ending Balance	2024 Budgeted Ending Balance	2024 Actual Ending Balance	2024 Difference Over (Under)	2024 Budget Ending Balance
Checking Balance	\$1,732	\$1,601	\$4,572	\$2,971	\$3,473
Savings Balance	\$5,015	\$5,016	\$5,016	\$0	\$5,017
Total Assets	\$6,747	\$6,617	\$9,588		\$8,489

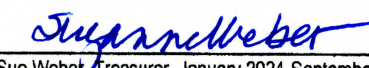
Budgeted Checking Ending Balance...
...for 2024 is the 2023 actual ending balance plus the net budgeted 2023 cash flow balance. The target of >\$500 allows for minimum bank balance to avoid fees.


Fiscal Year 2024 Data Respectfully Submitted for Audit by:


Brittany Woods, Treasurer, September 2024-Present 8/18/25 Date

Fiscal Year 2024 Data Audited and Approved by:


Jodi Abbott, BHRA Member 8/18/25 Date


Sue Weber, Treasurer, January 2024-September 2024 8/19/25 Date


Bonnie Torrey, BHRA Member 8/18/2025 Date