

**BUCKSKIN HEIGHTS ROAD ASSOCIATION**  
**SUNDAY AUGUST 23, 2026 ANNUAL MEETING**

**When:** Sunday, August 23, 2026, 1:30pm Mountain Time – Please plan to arrive/logon 30 min early at 1pm  
*Attached meeting materials also sent to memberships via USPS/Email and GroupsIO*

**Where:** **IN-PERSON:** Dave & Cindy Smith's House, 13512 Otter Rd, Loveland CO 80538  
**OR**

**How:** **REMOTELY BY ZOOM**

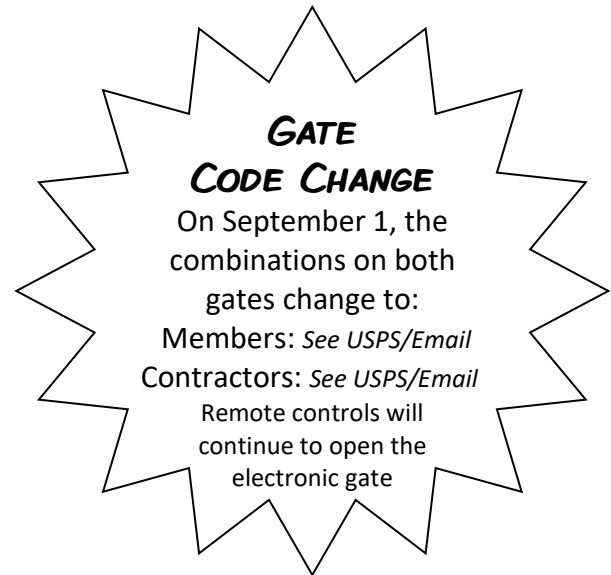
**By Computer:**

<https://us02web.zoom.us/j/83234907540?pwd=6X2P0DNdS9a2He0V6ldB7Mjsputwa5.1>

**By Phone:** 1-719-359-4580      **For Both:** Meeting ID: 832 3490 7540      Passcode: 794505

**MEETING AGENDA**

1. Call to order; attendance; review agenda
2. Introduction/welcome to new BHRA Residents
3. Review of the Board-approved 2025 Annual Meeting Minutes
4. Date for next year's meeting: Sunday, Aug 22, 2027, time TBA.
5. Treasurer's Report
6. Road Report
7. Gate Report
8. Fire Committee Report
9. Nomination and election of BHRA Board members for 2026-27
10. Open floor for additional BHRA-related items
11. Adjourn



**CURRENT BHRA BOARD MEMBERS**

Paul Rutt^ ..... President  
Rich Evans^^ ..... Vice President  
Sanjeev Karki^ ..... Secretary  
Dave Smith\* ..... Treasurer  
Donna Braun\*\* ..... At Large  
Allan Heese\*\* ..... At Large

- ^ One year into 1<sup>st</sup> term, serving until 2027  
^^ One year into 2<sup>nd</sup> term, serving until 2027  
\* Completing last year of Brittany Woods 2-yr term, eligible for re-election to a new 2-yr term  
\*\* 1<sup>st</sup> term ending, eligible for re-election to a second 2-yr term

**CONDUCT OF THE HYBRID INPERSON/ZOOM ANNUAL MEETING:**

We ask for your patience, courtesy and good humor as we work through the agenda. Members who wish to speak must be recognized by the meeting chair and abide by time constraints – we'll tell you how at the meeting. **We plan to adjourn no later than 3:30pm unless there is a vote to continue.**

**THINGS TO DO BEFORE THE MEETING**

On August 23, we will be voting on new officers and other motions by paper ballot, roll call or show of hands. The Board ([bhra80541@gmail.com](mailto:bhra80541@gmail.com) or Sanjeev Karki, 650-283-0973) would like to have as much information from you as possible in advance:

- **Please submit nominations for election to the Board by Wednesday, August 19.** Make sure the person you are nominating is willing to serve.
- **Please submit any proxy voting documentation to the Board by Wednesday, August 19.** You may follow the instructions on the back to submit your proxy by email or USPS. **No membership may vote more than 2 proxies.**

## ***VOTING AT THE HYBRID INPERSON/ZOOM ANNUAL MEETING***

We will be using paper ballot, roll call or show of hands to elect Board members and vote upon other motions. Here's how:

- Zoom attendance is limited to members in good standing in the Association. **Each membership should logon only once under one email address.** Each membership is entitled to only one vote – if multiple owners of the same property logon under different emails/phone numbers and two or more attempt to vote, all votes from that membership will be discarded.
- Prior to the beginning of the meeting, attendance will be taken. All identifiers on the Zoom screen will be relabeled with full names if necessary. This may take some time, so we ask that you logon starting 30 minutes before the meeting starts at 1:30pm.
- You may need to download and install – or update – the Zoom app on your device.
- Any questions about Zoom? Contact Paul Rutt (720-771-1723 cell, [paulmrutt@gmail.com](mailto:paulmrutt@gmail.com)).

## ***PROXY VOTING AT THE ANNUAL MEETING***

Proxy voting is allowed by our *Bylaws*, Article VI, Section 5(c) [[buckskinheights.org/documents](http://buckskinheights.org/documents)]

If you wish to have someone vote your proxy, please follow the directions in the next column to send or deliver the completed signed form to Secretary Sanjeev Karki ([bhra80541@gmail.com](mailto:bhra80541@gmail.com), PO Box 352, Masonville CO 80541), preferably by Wednesday, August 19. An email containing the information on the form sent from an email address we have on file for you is also acceptable.

**You are responsible for getting your proxy to the Secretary as soon as possible BEFORE the annual meeting begins.**

## ***PROXY VOTING INSTRUCTIONS***

You may execute a proxy in one of three ways:

1. EMAIL: Copy the PROXY FORM below into an email, and send the completed information to [bhra80541@gmail.com](mailto:bhra80541@gmail.com) *from the email address we have on file for you*, preferably before 9am of the morning of the scheduled meeting.
2. USPS: Copy, print and complete the PROXY FORM below and mail it to BHRA, PO Box 194, Masonville CO 80541. Your hard copy proxy should reach the Masonville post office at least 24 hours before the scheduled meeting to be sure it is in the hands of the Secretary when the meeting is called to order.
3. HAND DELIVER: Copy, print and complete the PROXY FORM below and hand deliver your hard copy in person (or otherwise verify your identity) to the BHRA Secretary preferably by the day before the meeting is called to order.

## ***PROXY FORM***

I am a Member in good standing of the Buckskin Heights Road Association. I will not attend the annual/special meeting of the Association designated below and wish to appoint a proxy as follows:

*Address of Property Owned in Buckskin Heights:*

*Name of Person Designated as Proxy:*

*Physical Address of Person Designated as Proxy:*

*Email Address of Person Designated as Proxy:*

***Association Meeting Date: Sun, August 23, 2026***

Scope of Proxy: By this designation of proxy, the Proxy may attend and represent the Member with the full power to vote and act for the Member in the same manner, to the extent and with the same effect as if the Member were personally present. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

*Your Name (Member):*

*Date Signed:*