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Buckskin Heights Road Association
2026 ANNUAL MEETING MINUTES
Sunday, August 23, 2025 ● 1:30pm
David and Cindy Smith's Residence (13512 Otter Road) & Zoom Meeting

ATTENDANCE:
In-person or Zoom (18): Abbott, Appelman, Bone, Braun, DeBes, Evans, Fallon, Griffenhagen, Heese, Karki, Lowe, McGowan, Rutt, Simons, Smith, Stahl, Torrey, Woods
Proxy (15): Arnold, Cloutier, DeLory, Ezzell, Bilsing, Lawrence, Gaudio, Hingtgen, Jackson, McQueen, Pappas, Seymour, Stewart, Ward, Wilson

CALL TO ORDER & WELCOME:
1. The meeting was called to order by President Paul Rutt at 1:35pm.
2. Voting for New Board Members: 3 positions available.
   - Receives one paper for each member or proxy and writes 1 name.
   - Only 1 person can be voted each round
   - Rick Stahl had concerns that the bylaws stated it should be a voice vote.
   - A motion was made and seconded that we would do a paper ballot.
3. We mourned the passing of Ruth Heese, and honored her by a moment of silence. She will be sorely missed by her husband Allan, and the community.
4. New resident Doug Simons was recognized and given a hearty welcome.

2025 ANNUAL MEETING MINUTES: BHRA Board-approved minutes from the 2025 annual meeting were reviewed.

2027 ANNUAL MEETING DATE: Set for Sunday, Aug 22, 2027, time and location TBD.

NEW GATE CODES for members and contractors were sent by email and USPS to individual Association members with the agenda for this meeting.

OTHER UPDATES: Moderated by President Paul Rutt:
5. Add Mary Arnold's proxy to the proxy list, as it was received before the meeting was called to order.
6. Schedule a board meeting for September to determine roles for the new board members.
7. Ensure that meeting minutes from board meetings are posted to the website in a timely manner.
8. Revisit the topic of adding a light or other improvements to the gate entry area at a future board meeting, after the warranty expires.
9. Discuss the use of the remaining gate funds (~$950) at the next regular board meeting, including potential for preventive maintenance or improvements.
10. Address the future of the old gate (dormant status) at an upcoming board meeting.
11. Reach out to Luke McOmie regarding the status of the repeater for emergency communications.
12. Ensure that the new board discusses and establishes a process for timely distribution of board meeting minutes.

13. Voting Procedure: Allan Heese made a motion to use paper ballots for election of board members to ensure confidentiality with Max McGowan providing the second. Community via raise of hands voted to approve the motion to use paper ballots.

TREASURER'S REPORT: Treasurer David Smith summarized his detailed report (attached):

14. Income $30,700
15. Expenses $21,000
16. Status of dues
17. We always try to use what we have and leave $500
18. Leftover gate balance will be discussed at the next meeting
19. Emergency Fund $5,000 held in reserve
20. A motion was approved to accept the Treasurer's Report.

ROAD REPORT: Vice President Rich Evans summarized his detailed report (attached):

21. Plan and execute the next major road project in late September/early October, utilizing the remaining budget.
22. Communicate the dates for the upcoming road work to the community in advance.
23. Reach out to Arkins Park Stone Quarry for best pricing and possibly second-hand material for the next road project.
24. Continue to monitor and address the issue of metallic debris in road materials, working with suppliers.
25. Major projects were in November and March, including 27 truckloads of material; May including 12 load; and Aug including storm recovery efforts. Total spending of approximately $21,000.
26. September plan is to use approximately $9,500 on adding material to Otter Road
27. Focus: Maintain – Preserve – Prioritize.
28. Keep track of donated time on the road with the price.
29. A motion was approved to accept the road maintenance report

GATE REPORT: Paul Rutt and Gregg Griffenhagen (See attached report)

30. Indicator light to show signal reception was discussed. The High Point quote of $1,000 was rejected. Community members will install light post-warranty expiration to be discussed at future board meeting.
31. Larimer Co EMS has an entry code for emergency use.
32. Installation of a barrier surrounding the keypads and a weatherproof notice board were discussed.
33. Gate remains open 20 seconds after the last time the button was pushed.
34. The center pole is removable for a wider vehicle.
35. 500 codes are available to be made if needed.
36. A special code will be made for people that need to work on the antenna that is used in the valley.
37. Possibilities for the leftover balance for the gate
    - Make a vehicle barrier for the code post
    - Service provider costs $350
    - Suggestion: Waterproof box for packages
38. Old gate options: Leave it alone, take it out, use it again. We will keep this under discussion.

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FIRE COMMITTEE REPORT: Rick Stahl and Mike Lowe
The emergency access route was discussed, and fire safety protocols for the community.

NOMINATION & ELECTION OF BHRA BOARD MEMBERS FOR 2026-27

39. Three nominations were received for three open positions, including Gregg Griffenhagen, Michael Fallon and David Smith Micheal Lowe was nominated but declined.
40. Allan Heese moved that the community accept these 3 nominations with second by Max McGowan. The community via show of hands approved the motion to accept these 3 nominees to serve on the board. Despite his recent accident, Sanjeev Karki expressed interest in remaining on the board. A motion was approved to not vote because there are 3 positions and 3 nominations was passed
41. **The Board for 2026-27** thus consists of newly elected members Michael Fallon and Gregg Griffenhagen, newly re-elected member David Smith, and continuing members Rich Evans, Sanjeev Karki and Paul Rutt.

OPEN FLOOR FOR ADDITIONAL BHRA-RELATED ITEMS:

42. Justin Wilson raised the issue of availability of recent meeting minutes, pointing out that minutes have been late or entirely missing. Paul Rutt confirmed that available minutes are being posted on the website, despite timing issues.
    - Minutes need to be approved by each member and then approved at the next meeting.
    - June minutes have not been approved yet.
43. Allan Heese expressed appreciation for community participation and the significant volunteer time contributed by board and community members this past year.
44. The Board has given more than $500 of labor over the past year.

ADJOURNMENT: A motion was made and approved to adjourn the meeting at 3:38pm.

Respectfully Submitted,
Krystal Karki, Acting Secretary

FOR ADDITIONAL DISCUSSION DETAILS,
SEE THE ZOOM AI SUMMARY
AT END OF DOCUMENT

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Buckskin Heights Road Association Treasurer's Report

David Smith, Treasurer – August 23, 2026

- **Checking Account Balance - June 27, 2026**
  - Ending collected balance $ 15,026.99
  - Current posted balance $ 15,026.99
  - Pending withdrawals/debits $ 0.00
  - Pending deposits/credits $ 0.00
  - Deposits Not Available for Withdrawal $ 0.00
  - Checking Available $ 15,026.99
  - Savings account balance $ 05,016.86
  - **Total Available** **$ 20,043.85**

- **Dues:**
  - 2026 dues for 65 of 66 properties (57 of 59 owners) are paid in full as of today
  - One member is had payment plan setup for 2026 dues
  - One member has not paid full amount of dues with late fees
    - This member is not able to vote at the annual or special meetings.

- **Recently Completed Property Sales**
  - 12721 Woodchuck Dr: Landon & Anna Bruggeman -> Douglas Simons & Ellen Richey

- **Gate Assessment and Donations (2025 - 2026)**
  - Member Income (paid in full) $ 3,300.00
  - Donations to date $ 20,500.00
  - **Total Income** **$23,800.00**
  - Total Expenses to date $22,841.50
  - **Left to spend** **$958.50**

- **Road Maintenance**
  - 2026 Budget $30,700
  - Spent to date $20,936
  - **Remaining for 2026** **$9,764**

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Banking Summary 2026 - Year to Date

1/1/2026 through 8/22/2026

Category	1/1/2026-8/22/2026
INCOME	
Dues Income-BHRA Dues	
Donation	267.62
Dues	32,438.00
Late Fee	180.00
TOTAL Dues Income-BHRA Dues	32,885.62
Interest Income-Emergency Savings Account	0.30
Remote Income	80.00
Special Assessment Electronic Gate	
Assessment	750.00
Donation	3,000.00
TOTAL Special Assessment Electronic G...	3,750.00
TOTAL INCOME	**36,715.92**
EXPENSES	
Gate	
Gate New	12,297.50
TOTAL Gate	12,297.50
Insurance	238.00
Legal Financial	35.00
Mailings-Miscellaneous Expenses	
PO Box Renewal	78.00
Postage	26.93
TOTAL Mailings-Miscellaneous Expenses	104.93
Road Maintenance	
Road Base	
Exterior Road Below Old Gate	6,508.95
Interior Roads Above Old Gate	4,307.04
TOTAL Road Base	10,815.99
Road Base Trucking	
Exterior Road Below Old Gate	4,421.80
Interior Road Above Old Gate	2,348.20
TOTAL Road Base Trucking	6,770.00
Road Grader Operator	
Exterior Road Below Old Gate	2,934.00
Interior Roads Above Old Gate	416.00
TOTAL Road Grader Operator	3,350.00
TOTAL Road Maintenance	20,935.99
Road Signs&Accessories	162.43
Technology	578.89
TOTAL EXPENSES	**34,352.74**
OVERALL TOTAL	**2,363.18**

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BHRA EXPENSE & INCOME SUMMARY • August 23, 2026

A	B	C	D	E	F	G	H
Category	2025 Actual	2026 Approved Budget	2026 Actual Expenses & Income to Date	2026 Budget Over (Under) to Date	2026 Expected Remaining Expenses & Income	2026 Projected Total Expense & Income	2026 Projected Over (Under) Budget
Bank Fees	$41	$20	$0	($20)	$20	$20	$0
Emergency Expense	$0	$0	$0	$0	$0	$0	$0
Gate Construction	$10,544	$12,256	$12,298	$42	$0	$12,298	$42
Gate Maintenance	$0	$500	$0	($500)	$500	$500	$0
Grant Expense	$0	$0	$0	$0	$0	$0	$0
Insurance	$1,979	$2,600	$238	($2,362)	$2,362	$2,600	$0
Legal/Financial/Procedural	$25	$100	$35	($65)	$65	$100	$0
Mailings	$88	$100	$105	$5	$0	$105	$5
Miscellaneous	$0	$0	$0	$0	$0	$0	$0
Road Signs & Accessories	$0	$200	$162	($38)	$38	$200	$0
Office Supplies	$30	$100	$0	($100)	$100	$100	$0
Technology	$622	$700	$579	($121)	$121	$700	$0
Transfer to Savings/Emergency Acct	$0	$0	$0	$0	$0	$0	$0
Road Base Homeowner	$0	$0	$0	$0	$0	$0	$0
Road Ditches & Culverts	$0	$700	$0	($700)	$700	$700	$0
Road Grader Operator	$6,380	$3,000	$3,350	$350	$1,300	$4,650	$1,650
Road Base and Trucking	$25,328	$27,000	$17,586	($9,414)	$9,414	$27,000	($0)
BHRA Road Expense Subtotal	*$31,708*	*$30,700*	*$20,936*	($9,764)	*$11,414*	$32,350	$1,650
Expense Subtotal	$45,037	$47,276	$34,353	($12,923)	$14,620	$48,973	$1,697
Dues, Late Fees and Donations	$33,040	$33,000	$32,886	($114)	$119	$33,005	$5
Gate Special Assessment & Donations	$20,050	$2,750	$3,750	$1,000	$0	$3,750	$1,000
Emergency Donations	$0	$0	$0	$0	$0	$0	$0
Interest	$1	$1	$0	($1)	$1	$1	$0
Grant Income	$0	$0	$0	$0	$0	$0	$0
Remote Control Sales	$38	$0	$80	$80	$0	$80	$80
Homeowner Road Reimburse/Donation	$0	$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	$53,129	$35,751	$36,715.92	$965	$120	$36,836	$1,085
Checking Cash Flow Balance	$8,092	($11,525)	$2,362.93			($12,137)	

BHRA ASSET SUMMARY

A	B	C	D	E	F	G	H
Category	2025 Actual Ending Balance	2026 Budgeted Ending Balance	2026 Actual Balance to Date			2026 Projected Ending Balance*	
BHRA Checking Balance Available	$12,664	$500	$15,027			$527	
BHRA Savings Balance	$5,017	$5,016	$5,017			$5,018	
Total Assets	$17,681	$5,516	$20,044			$5,545	

NOTES

2026 renewal premium will be availble mid-September

Annual/special meeting & miscellaneous mailings/handouts

GoDaddy, Zoom, Quicken subscriptions. Quicken 9/25 $108

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

Dues Income...

...all 67properties (59 owners) have paid all/some $500 annual dues; $268 in undesignated donations (down from last year)

*Target is $500 to avoid bank fee. Blue cells are end-of-the-year numbers.

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FY2025 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, 2025.

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, 2025, 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 — 4/10/26
Jodi Abbott — Date

Bonnie Torrey — 4/10/26
Bonnie Torrey — Date

Buckskin Heights Road Association Treasurer's Report for FY2025
With Approved 2026 Budget - January 12, 2026

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EXPENSE/INCOME SUMMARY

A	B	C	D	E	F	NOTES
Category	2024 Actual	2025 Approved Budget	2025 Actual	2025 Difference Over (Under)	2026 Approved Budget	
Bank Fees	$0	$0	$41	$41	$20	
Emergency Expense	$0	$0	$0	$0	$0	
Gate Construction	$0	$0	$10,544	$10,544	$12,256	$10,544 remaining on contract and $1,712 for Misc to zero out
Gate Maintenance	$1,004	$1,000	$0	($1,000)	$500	
Grant Expense	$0	$0	$0	$0	$0	
Insurance	$1,736	$1,650	$1,979	$329	$2,600	additional $300 added to premium for gate coverage increase to $25K above normal increase
Legal/Financial/Procedural	$58	$350	$25	($325)	$100	includes CO State Periodic Report
Mailings	$109	$150	$88	($62)	$100	includes dues and other special assessments
Miscellaneous	$0	$0	$0	$0	$0	
Road Signs & Accesssories	$476	$500	$0	($500)	$200	
Office Supplies	$86	$100	$30	($70)	$100	
Technology	$236	$400	$622	$222	$700	includes Zoom, Quicken, GoDaddy
Transfer to Savings/Emergency Acct	$0	$0	$0	$0	$0	
Road Base Homeowner	$0	$0	$0	$0	$0	
Road Culverts & Ditchwork	$3,403	$1,000	$0	($1,000)	$700	
Road Grader Operator	$362	$10,000	$6,380	($3,620)	$3,000	
Road Base	$24,124	$19,000	$25,328	$6,328	$27,000	
BHRA Road Expense Subtotal	***$27,888***	***$30,000***	***$31,708***	***$1,708***	***$30,700***	
Expense Subtotal	**$31,593.49**	**$34,150**	**$45,036.18**	**$10,886**	**$47,276**	
Dues & Late Fees	$34,396	$33,000	$33,040	$40	$33,000	Budgeted Dues Income. Assumes 66 properties of 66 properties (59 of 59 owners) pay $500 annual dues (includes undesignated donations)
Gate Special Assessment & Donations	$0	$0	$20,050	$20,050	$2,750	Assessemnt ($750) and Donations ($2000)
Emergency Donations	$0	$0	$0	$0	$0	
Interest	$1	$1	$1	($0)	$1	
Grant Income	$0	$0	$0	$0	$0	
Remote Control Sales	$38	$50	$38	($12)	$0	
Road Base Homeowner Reimburse	$0	$0	$0	$0	$0	
Miscellaneous	$0	$0	$0	$0	$0	
Transfer from Savings/Emergency Acct	$0	$0	$0	$0	$0	
Income Subtotal	**$34,434.60**	**$33,051**	**$53,128.77**	**$20,078**	**$35,751**	
Cash Flow Balance	**$2,841.11**	**($1,099)**	**$8,092.59**		**($11,525)**	

ASSET SUMMARY

A	B	C	D	E	F	
Category	2024 Actual Ending Balance	2025 Budgeted Ending Balance	2025 Actual Ending Balance	2025 Difference Over (Under)	2026 Budget Ending Balance	
Checking Balance	$4,572	$3,473	$12,664	$9,191	$1,139	**Budgeted Checking Ending Balance...**
Savings Balance	$5,016	$5,017	$5,017	($0)	$5,018	...for 2026 is the 2025 actual ending balance plus the net budgeted 2025 cash flow balance. The target of >$500 allows for minimum bank balance to avoid fees.
Total Assets	**$9,588**	**$8,490**	**$17,681**		**$6,157**	

Fiscal Year 2025 Data Respectfully Submitted for Audit by:

Brittany Woods, Treasurer, September 2024- September 2025 — Date 4/6/26

David Smith, Treasurer, September 2025 - present — Date 4/6/26

Fiscal Year 2025 Data Audited and Approved by:

BHRA Member — Date 4/10/26

BHRA Member — Date 4/10/26

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BHRA Road Maintenance
Annual Community Update

August 2025 – August 2026

Rich Evans | Vice President, Buckskin Heights Road Association

BHRA Road Maintenance | Annual Meeting 2026

Since Our Last Annual Meeting

Fall 2025
Roadbase & grading work, including Gray Squirrel repairs

March 2026
433 tons • 27 truckloads • full commercial grading

May 2026
12 loads on Otter & Wolverine • commercial grading

August 2026
Storm-recovery grading • reused washed material

This update covers Aug 2025 → Aug 2026, so it spans parts of two April-to-April funding cycles.

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Why the Reporting Period Looks Different

Annual Meeting Reporting

AUG 2025 → AUG 2026

What homeowners have seen since the last meeting

Road Funding Cycle

APR 2026 → APR 2027

The annual road budget runs April to April

So the ~$37K of work reported for Aug-to-Aug is NOT a single annual budget year.

Current Road Budget — April 2026 to April 2027

~$30K
Annual road budget
Approximate dues-funded allocation

~$21K
Used through August
Major roadbase + grading work

$9K+
Remaining
Available for Sept/Oct road work

About 70% used



$9,000+ remains for the final major roadbase / trucking / grading work before winter.

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Major Work Completed

MARCH
433 tons
27 truckloads

20 loads below gate
7 loads above gate

Full commercial grading

MAY
12 more loads
Otter + Wolverine

Commercial grading

Magnetic sweeping removed
150+ metal/sharp pieces

AUGUST
8 hours grading
$1,400

Storm recovery

Pulled washed roadbase back onto the road

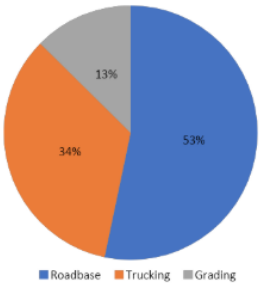
These were the major visible road efforts since the last annual meeting.

Big Road Work — Cost Breakouts

The two largest roadbase projects had the same basic cost drivers: material, trucking, and grading.

March Project

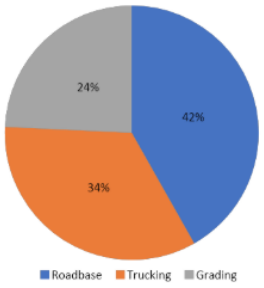
Cost



$12,677 total • 433 tons • 27 loads

May Project

Cost



$7,216 total • 12 loads • Otter + Wolverine

Takeaway: road material is only part of the cost — hauling it up the mountain and grading it properly are significant pieces.

BHRA Annual Meeting • August 23, 2026

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Smaller Work Still Mattered

GRAY SQUIRREL
Targeted road repairs after erosion and safety concerns

BOX SCRAPER
Homeowner equipment used for targeted maintenance

LAND PLANE
Homeowner equipment used to support road upkeep

MAGNETIC ROAD SWEEP
An 84-inch magnetic sweeper was used after road work. More than 150 metal/sharp pieces were collected from the road surface.

These smaller efforts help BHRA respond between commercial grading visits without turning every issue into a full contractor project.

The Biggest Challenge: Summer Storms

HEAVY RAIN
Moved roadbase off the driving surface

LOW SPOTS
Collected mud and displaced material

RECOVER FIRST
Reuse material already on the mountain

AUGUST 21 GRADING
8 hours • $1,400 including transportation and pickup. Focused on pulling washed roadbase back onto the road and improving drainage cutouts.

The goal was to preserve road dollars by recovering material BHRA had already purchased before buying more.

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Remaining $9K+ — Planned September / October Work

ROADBASE
Buy as much material as practical
Focus on highest-priority areas

TRUCKING
Balance material with delivery cost
Stretch each dollar as far as possible

GRADING
Bring back the commercial grader
Shape and finish the new material

The exact split is not fixed yet — it will depend on roadbase and trucking costs when the work is scheduled.

Goal: maximize roadbase while still reserving enough for delivery and professional grading.

Remaining $9K+ — Planned September / October Work

ROADBASE
Buy as much material as practical
Focus on highest-priority areas

TRUCKING
Balance material with delivery cost
Stretch each dollar as far as possible

GRADING
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Shape and finish the new material

The exact split is not fixed yet — it will depend on roadbase and trucking costs when the work is scheduled.

Goal: maximize roadbase while still reserving enough for delivery and professional grading.

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Bottom Line

MAINTAIN
Safe & serviceable roads within a limited budget

PRESERVE
Recover and reuse material we already paid for

PRIORITIZE
Put remaining dollars where they matter most

Mountain road maintenance is never really "finished" — weather changes the priorities quickly.

Thank you to the neighbors who contributed time, equipment, tractors and local knowledge this year.

Gate Report



Many thanks to the donors who supplied the majority of the funding, the volunteers who made this happen, the community as a whole who provided funding via the special assessment, and all who participated in the many discussions and decisions leading to this point.

Gate Code Change (effective September 1)

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Buckskin Heights Road Association Meeting
The meeting began with introductions and technical setup, including audio-visual arrangements and proxy distribution. Paul Rutt, the president, opened the annual meeting of the Buckskin Heights Road Association and outlined the agenda, emphasizing the need for timely conclusion by 4 p.m. The board members and attendees were asked to introduce themselves, and the meeting proceed with a roll call to ensure quorum and distribute ballots accordingly. The meeting focused on ensuring proxies were received and clarifying voting procedures, with an emphasis on maintaining order and efficiency throughout the session.

Sequential Majority Voting Implementation
The meeting established a quorum with 20 members in attendance and discussed implementing sequential majority voting for upcoming elections. The group agreed to use paper ballots for voting, with Allan Heese making the motion and another member providing a second. The meeting aimed to end by 4 PM, and election volunteers were confirmed, including Bonnie Torrey, Allan Heese, Jodi Abbott, and Brian Abbott.

Annual Meeting Planning Discussion
Buckskin led a meeting where they confirmed the use of paper ballots and reviewed the agenda, including proxy updates and the acknowledgment of a recent member loss. The group discussed the date for next year's Annual Meeting, settling on Sunday, August 22nd, and welcomed new member Doug Simons. The Treasury report, presented by Dave Smith, showed the organization's current financial status, including a checking balance of approximately $15,000 and a surplus of nearly $1,000 after expenses and income from dues and assessments over the past two years.

Financial Report and Budget Update
Buckskin presented the financial report showing $21,000 spent on road maintenance out of a $30,700 budget, with approximately $10,000 remaining. The organization has an overall positive balance of about $2,300, with a separate $5,000 emergency fund held in reserve. The board accepted the treasury report by oral ballot.

Road Work Budget Overview
Buckskin provided an overview of road work completed from August 2023 to August 2024, including projects in November, March, May, and August. The major work included 27 truckloads of material in March, 12 loads in May, and storm recovery efforts in August, with total spending of approximately $21,000 out of a $30,700 annual budget. Buckskin reported that about $9,500 remains in the current budget and plans to use it for a road project near Otter Road in late September or early October, focusing on road base installation to address asphalt issues.

Road Maintenance and Infrastructure Updates
Buckskin reported on road maintenance challenges caused by summer storms that moved road base material and created mud piles. He explained that the focus for September-October will be recovering existing road base material before purchasing new materials, with plans to work with Parkins Park Stone Quarry for pricing and secondhand materials. The board discussed concerns about metal debris in the road base, with Rich Evans confirming that Arkins Park has implemented magnetic screening to address the issue. The conversation ended with a report on the new gate system, which has been operating successfully for three months with no failures, and new gate codes were announced to be implemented on September 1st.

Gate Security System Updates
The board discussed adding a light to indicate when a gate signal is received, but rejected a $1,000 quote from High Point. Buckskin suggested revisiting this topic at a future board meeting after warranty expiration. The group also addressed gate access codes, confirming that Larimer County EMS has a backup four-digit code, and discussed implementing a separate code system for frequent non-association members. Additionally, they reviewed plans for installing a vehicular barrier with a planter and weather-resistant panel to address security concerns.

Board Budget
Buckskin discussed the board's decision to sell current clickers at cost ($20) and coordinate with Gregg Griffenhagan for new purchases through Amazon. The board reviewed a $900+ budget, considering a $500 annual service contract with one service call at $350, and discussed potential uses for these funds including preventive maintenance and fence repairs.

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Fire Committee Update
The fire committee, led by Rick Stahl and Michael Lowe, reported on their website and efforts to obtain perimeter checks from LCFD, noting a decrease in available grants due to being classified as a high-risk human population area.

Emergency Access and Fire Protocols
Buckskin discussed emergency access routes and fire safety protocols for the community, emphasizing that a particular road should only be used as a last resort due to its rough condition and privacy concerns for local residents. He outlined procedures for handling transformer fires, including calling 911 and then contacting community members who can respond quickly with fire equipment. Buckskin also mentioned ongoing efforts to improve communication capabilities, including exploring radio frequencies and potentially utilizing a repeater system, while noting that Emily from the Big Thompson Watershed Coalition is helping with fire mitigation through a grant program.

Fire Mitigation and Election Planning
Buckskin discussed plans for fire mitigation work in the community, mentioning potential collaboration with LFRA and watershed personnel for activities planned for mid-September to mid-October. He highlighted the importance of community cooperation and noted that Matt Denver, manager of mitigation crews for LFRA, would be a valuable resource. The meeting also covered election preparations, with a decision to use paper ballots and updates on board member situations, including Sanjeev's interest in continuing his role despite a recent accident.

Board Election and Meeting Minutes
The board conducted an election for three open positions, with three candidates nominated: Gregg Griffinhagen, Michael Fallon, and Dave Smith. The board discussed concerns about meeting minute distribution, with Justin Wilson raising questions about the availability of recent meeting minutes, which Buckskin confirmed are posted on the website despite some timing issues. The conversation ended with Allan Heese expressing appreciation for community participation and acknowledging the significant volunteer time contributed by board members and community members throughout the year.