

Minutes of the Annual Meeting of
Broken Wheel Ranch
Property Owners Association

1 August 2015
Butterfield Residence @ 188 Chokeycherry Drive

The meeting was called to order by President Dorrene BrownButterfield.

In attendance: John & Samantha Halabrin, Bob & Ada Austin, Sam & Peggy Gwin, Mark Mosgeller and Eva Perrigo, Lawnie and Sun Rasmussen, Dawn Manfredi, Stacy Smith, Mike & Karmen Hobby, Paul Rees, Ruth Dunn, Nick & Jess Cummings, Chuck Butterfield, and Jim Ciaravella, for a total of 21 people in attendance.

Proxies were received for Kathryn Turner (to be voted with "the majority of the Board"); Andy Booth and Theresa Latta (to be voted with Dorrene BrownButterfield); and Elizabeth Weigel, William Miller, and Cherie Stoddard (to be voted with Sam Gwin). A total of 19 property owners were represented.

Minutes

The minutes of last year's meeting were approved.

Treasurer's Report

\$43,353.30 available for fiscal year 2015 counting beginning balance of \$28,318.70 and dues and late fees of \$15,034.60.

Expenses were \$28,520.65. A budget for 2015/2016 of \$12,804.00 in projected expenses was proposed, voted on, and approved.

Old Business

Road conditions were discussed in general.

Discussions were held as to who to use for sanding the road during the winter. Ada Austin has made and will be making inquiries with Alota Sand.

Property owners are asked to trim back bushes on their property that overhang the road to aid with winter road maintenance.

New Business

Evan Simpson of Sunset Engineering gave a presentation of their involvement in inspection of, mapping of, possible improvements to, and the current state of our water system. A list of 20 tasks is required by the state of Wyoming and Sunrise will be completing those with the aim and purpose of applying to become a Water District. These tasks are available on our web site. The Gwins' air problem is possibly resolved by some adjustments made by Sunrise. Sunrise has agreed to aid in the finding of shut-off valves for several residences. In general, Mr. Simpson felt it was a "good system." An attempt will be made to get the smaller non-functional water pump back on line as a backup. During one day in September, the working pump will be shut down, inspected, and tests performed to determine maximum water output from our main well. This date will be

communicated to our owners and posted on our web site as soon as it is known.

The Board has recommended to enforce covenant #1 pertaining to “no commercial” use of properties (specifically, covenant #1 states: “No commercial activity shall be conducted on any lot, and all lots may be used for residential purposes only.”). The Board, under advice of consul, interprets this covenant to include rental properties. The Board recommended that current property owners allowing their houses out for short-term rental (less than 6 months), be given a one-year grace period before full enforcement of the covenant be enacted. A motion was made by Paul Rees to offer an exemption to this enforcement of covenant #1 to the two current properties that are being used exclusively as short-term rentals, with such exemption ending forever should said property(ies) be sold by the current owner(s). This motion was amended to make the motion provisional on approval by legal consul. The motion passed. Dorrene BrownButterfield will contact our attorney for his interpretation of this issue, and will post his response on the web site, along with the disposition of this motion.

A committee was formed to reexamine the covenants for purpose of updating and amending same. Committee members are Samantha Halabrin (chair), Dawn Manfredi , Ruth Dunn, and Nick Cummings. They will be reporting back to the members at our 2016 meeting with an update.

Election of officers: Vice-president--Nick Cummings
Treasurer--Ada Austin
Secretary—Jim Ciaravella

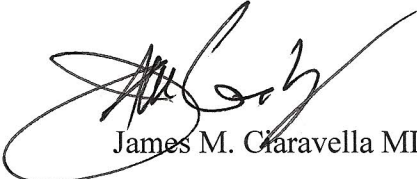
Dorrene BrownButterfield has one year left on her current term as president. John Halabrin, who had one year left in his term as vice president, stepped down this year.

It was motioned and approved to increase the dues to \$600/year (from the current \$500/year). Dues may be paid in bi-annual payments of \$300 at a time; arrangements for such payment may be made with the Treasurer and/or the President.

Discussion was held as to the horse arena at Trail Ridge now being used as a dog training facility (by Svalinn). It was motioned and voted on to write a letter to the County Commissioners in opposition to this facility being used in a residential area.

Chuck Butterfield gave a presentation on noxious weeds, distributed pictures and information, and agreed to aid any property owners with their treatment and removal.

The meeting was adjourned.



James M. Ciaravella MD

Addendum to motion pertaining to enforcement of covenant #1:

Upon consultation with our attorney, the motion was found to be in conflict with the existing covenant as we cannot make any exceptions or changes to a covenant without going through the full covenant amendment process. The motion is therefore withdrawn, covenant #1 shall be enforced under the current Wyoming State Statutes defining commercial activity, which definition permits rentals and short-term rentals as they are not defined as a business. (Addendum added 8/10/2015; amended at the 2016 annual meeting 8/6/2016)

BWR Income & Expenses - June 30, 2014 thru July 31, 2015

Beginning Balance	\$28,318.70
Dues and Late Fees & LVE check	\$15,034.60
Total	\$43,353.30

Expenses

Mailing & Copies	\$127.65
PO Box	\$50.00
Check Reorder	\$26.23
State Filing Fee	\$25.00
Donation to Morzov Family	\$100.00
Snow Removal	\$3,060.00
Sanding and ice melt	\$618.87
Road Mag and grading	\$5,045.00
Weed Spraying	\$265.00
Attorney Fees	\$171.00
Lower Valley Energy	\$322.00
Well Maintenance	\$902.05
Water Testing	\$217.00
North Star checking water valves	\$2,032.92
Application for Wy Water Devl. Fee	\$1,000.00
Travel cost for trips to Chey and Casper	\$869.93
Total	\$14,832.65

Balance	\$28,520.65
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Money Market	
Jun 30, 2014	\$6,626.37
Interest	\$3.56
Jun 30, 2015	\$6,629.93

Total Assets	\$35,150.58
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Budget for 2015 to 2016
Broken Wheel Ranch HOA

Homeowners Dues for 2016	\$17,725.00
Expenses:	
Lower Valley Energy	\$336.00
Secretary of State filing	\$25.00
PO Box fee	\$50.00
Copies and Mailings	\$175.00
Weeds	\$275.00
Attorney Fees	\$200.00
Well Maintenance	\$1200.00
Water Testing	\$393.00
Mag and grade	\$5150.00
Snow Plowing and removal	\$4500.00
Sanding	\$500.00
Total	\$12,804.00