

Broken Wheel Ranch Annual Meeting Minutes

08-06-2016

- I. Call to Order / Signed Attendance and Proxy's
20 people in attendance / 7 Proxys received / 27 people included total with 20 Lots represented.

- II. Last year's minutes
:Dorreen Butterfield moved to approve last year's minute's including the adjustment that was approved.
:Mark Mosgeller seconded
:Voted for approval / Passed unanimously

- III. 2016 Treasurer's Report and expected 2017 Income and Expenses Report
: Dawn Manfredi moved to approve
: Peggy Gwin seconded
: Voted for approval / Passed unanimously

- IV. Old Business

Nick Cummings Head of Road committee gave Road Report
: Discussed Road Grating quality currently being done by Northstar. Over last few years the grating quality has not been up to par. Discussed moving business to a new company who would cost a little bit more, but would do a much better job. Specialized Earth Works is the proposed company that Road committee believes we would be better off moving too. Discussed the fact that we need more road base ,and that this could be done in sections to keep costs manageable.
:Nick Cummings moved to approve new road company to Specialized Earth Works.
:Dawn Manfredi seconded
: Voted for approval / Passed unanimously

Nick Cummings and Samantha Halabrin Gave covenants committee report.
: gave update on status and purpose of covenant survey's. We explained that this is a long process and we will be sending out several surveys to gather input on the community's feelings on what is important to them, and what changes they would like to see as a community. Briefly spoke about the voting percentages and that for now they are still at 75% and to change that we would need a 75% approval in votes for any changes to the percentage.

- V. New Business
BRW POA Association Re- Election
-President
:John Halabrin Moved for Re-Election of Dorreen Butterfield
:Ada Austin Seconded
: Voted for approval / 26 voted YES / 1 vote NO
-Vice President
:Dorreen Butterfield moved for Re- Election of Nick Cummings
:John Halabrin seconded
:Voted for approval / 26 voted YES / 1 voted NO
-Secretary
:Dorreen Butterfield moved to elect Samantha Halabrin
:Juline Christofferson seconded
:Voted for approval / 26 voted YES /1 voted NO

Well Project

Discussed pursuing information on going forward with Phase 1 and Phase 2 at the same time.

:Nick Cummings moved to have Sunrise look into Phase 1 and Phase 2 together.

:John Halabrin seconded

:Voted for approval / unanimously approved

Ciaravella Drive-way

Jim Ciaravella explained the drive-way will mean an easement through his property to the BRW road (for his sons new home) , the home will have its own water well and will not be using our water system system. The home will be using our roads even though it is not a BRW property , and will be paying 50% of regular dues for use of the road.

Improvement Special District Status

Discussion / ISD give ability to be eligible to get grants and become a taxing authority, so we are working on becoming one so that we can get the grants for the Water project and potentially future road work.

Updating By-laws

: Covenants committee was formed to update covenants and servitudes.

Discussion on who should update the by-laws.

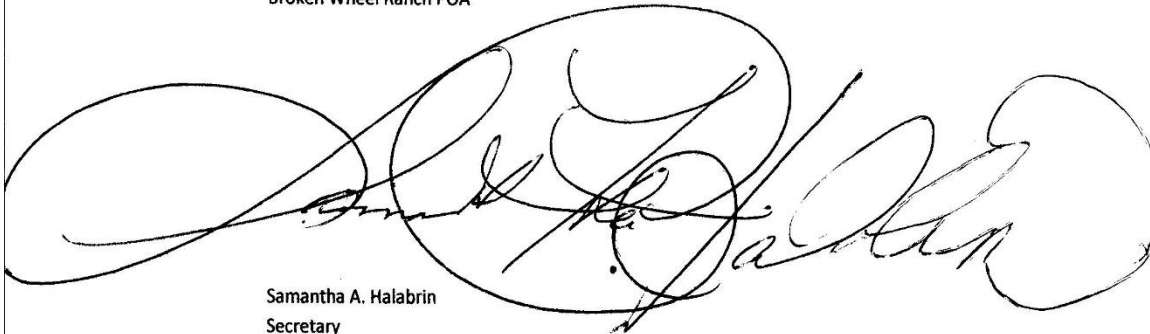
:Bob Austin moved to have the BRW POA be responsible for updating by-laws and then final approval with lawyer.

:Peggy Gwin seconded

: Voted for approval / 26 voted YES / 1 Voted NO

Next Annual meeting is tentatively set for August 3rd 2017 (subject to change)

Broken Wheel Ranch POA

A large, stylized handwritten signature in black ink, appearing to read 'Samantha A. Halabrin', is written over the typed name and title.

Samantha A. Halabrin
Secretary