

Broken Wheel Ranch POA
PO Box 3573
Alpine, WY 83128

2018 Annual Meeting
August 9th 7:00 pm at 188 Chokecherry, Alpine Wy

Minutes of Annual Meeting by Dawn Manfredi

Meeting is called to order 7:06 Dorrene BrownButterfield

Meeting announced by website, traditional mail and email.

Members in attendance total of 10:

Dorrene BrownButterfield

Chuck Butterfield

Bob Austin

Ada Austin

Nick Cummings

Dawn Manfredi

Eva Perrigo

Mark Mosgeller

Peggy Gwin

Cherie Stoddard

Proxies sent in total of 8:

Tonya Penning

Anne Turtur

Stacey Smith

Peter & Judy Kwong

William Miller

Kathryn Turner

Theresa Latta

Scott Dunn

2017 minutes are reviewed, Ada Austin makes a motion to approve the 2017 minutes Bob Austin seconded then unanimously passed.

BUDGET - presented by Ada Austin

Overview: We are in good shape. Everyone has paid their dues. The association no longer pays for the lower valley electric pump bill, it is now the responsibility of the water district. So we removed that line item and added a work day expenses item with a budget of 300.00.

10,000 is budgeted for snow removal last season only 4,009.75 was used, this was our largest expense. Attorney Fees came to 1,240.27, budgeted for 1,000.00 magging was 3,720.00 and directors insurance was 803.00.

ESTIMATED BUDGET FOR AUG 2018 - AUG 2019

Budget dues to be received - 17,725.00

Po box 78.00 - went up from last year

Copies 250.00

Attorney Fees 1,000.00

Workday Expenses - 300.00

Mag & Grading 6,000

Snow Removal 10,000

total 18,555.00

Nick Cummings moved to approve the budget Cherie Stoddard seconded the motion, -unanimously passed.

ROAD COMMITTEE

As part of the work day Pat graded the lower road and curve by hawthorn, then we filled our own holes, compacted them, and had the roads magged which really locked it in. It worked out well for this year and we will keep using this method until all the projected projects that threaten to dig up the subdivision (silver Star & the well) are completed. We propose re-grading as needed instead of automatically doing it every year.

CONVENIENCE COMMITTEE

Survey for CCNRS last time was unsuccessful it was just too much information. Next time we will cover one topic at a time. There are a few that are taking precedence: (1) Water - will need to be updated to reflect new circumstances. (2) Building Requirements - with the advancement of new building materials more options exist than back when these were written. (3) numbers for votes - 75% to 65%. (4) Guidelines for Rentals - this is something new we need to look at. The goal will be to send out simple surveys using email and mail, then run through the attorney and get final votes, this must be done through the mail.

ARCHITECTURAL COMMITTEE

Juls Dave & Peggy - wrote a construction form for those who are building, we will put on website, need to look at CCNRS for reference. CCNRS need to be updated. Discussed the possibility of view shed requirements.

OLD BUSINESS

Proposed Changes to the BWR by-laws:

Article VII section 5(a) should read: The well and water system is now under the authority of Broken Wheel ISD

Article VII Section 5(b) Limit of Spending be changed to 4,000.00 and if it is normal maintenance item above the limit Directors' approval would be required. Major road repair would require a vote by membership.

Motion to accept new article by Eva Perrigo seconded by Mark Mosgeller - unanimously passed.

NEW BUSINESS

Need new members, Dorrene BrownButterfield nominates Mark Mosgeller, Cherie Stoddard seconds as a board member unanimously voted in.

Eva Perrigo nominates Nick Cummings, Dawn Manfredi seconds unanimously voted in for Nick.

New members of the wheel: 3 new lots sold since last year, welcome Darel Feik, Emmit and Anne MCLaulin and Anne Turnner.

Bob Austin would like to add to the minutes how much we appreciate all the hard work and endless hours Dornnee Butterfield has donated of herself to the wheel.

Bob proposed a 150.00 dollar gift certificate to a nice meal for all her hard work. Mark Mosgeller seconded motion and it passed unanimously.

Next years meeting will take place on August 1st Thursday 2019.

7:58 meeting adjourned.

