

# Broken Wheel Ranch HOA

## Meeting Minutes

Aug 26 2020 at 7:00pm  
260 Hawthorn Dr. Alpine, WY 83128

Proof of meeting was received (email, mail and web site posting)  
Proxy - none received  
Meeting called to action

Motion to approve minutes from 2019 meeting  
Approved

**TREASURER REPORT:** submitted by Ada Austin

**Beginning Balance:** \$22,292.17

**Ending Balance:** \$26,705.59

**Summery:** spent less money then expected, dust guard was much less then budgeted

**Money Market Balance:** \$6,663.27

**Budget for 2020:** \$14,101.00

Motion to approve budget by Dawn Manfredi

Motion seconded by Bob Austin

Approved

Re Election of Mark Mosgeller to remain President for another two year term was voted  
on Re Election of Nick Cumming for VP was voted for another two year term  
Dawn Manfredi appointed Secretary for another two year term

**ROADS COMMITTEE:** update given by Nick Cumming

Overall roads are doing well. We filled the pot holes again and will keep up with gravel as needed. Dr. Jim raised a concern about the culverts and ditches filling up with dirt, mud, etc. Nick will call Jason and get a bid for digging out impacted ditches/culverts before the snow falls so we don't have an issue with spring run off.

**ARCHITECTURAL COMMITTEE:** update given by Peggy Gwin

Jess's mom's house was a success. - No new building at the moment.

**WILD FIRE DEMO** by Chuck Butterfield

He is a member of a community fire collation and will be an ambassador for BWR. It's an opportunity to have a hazard risk management assessment done on your home, if you interested. More information will be available on the website. NOTE - Alpine Fire dept. has a chipper to borrow for cutting up limbs.

**ISD** update by Mark Manfredi

We have started a discussion with Jason (property owner to the south west of BWR) who is offered to allow us to drill a well on his property. A test will done and if it comes back with positive results there will be further negotiations.

### **RENTAL PROPERTIES - community concerns**

Concerns when (10 - 12) people are in a rental using too much water at once, wear and tear on neighborhood, trailers in the winter and not following the rules of the covenants.

Some proposed solutions:

- 1) Have ample signage in high water use areas of the home with a reminder of conservation.  
(kitchens, laundry rooms, bathrooms)
- 2) Make renters aware of the BWR covenants that pertain to their stay.
- 3) Call these out in particular: NO Fireworks, NO recreational vehicles around the loop multiple times, NO trailers during winter months.
- 4) New larger signage will be placed at the entrance of BWR warning NO trailers during winter months (nov - april)

### **NEW BUSINESS**

Fall clean up date for September 2020 - 12th 11:00 am

Date for next years meeting: Aug. 18th 7:00pm

Motion to end the meeting by Bob Austin

Motion seconded by Mark Mosgeller

Meeting Adjourned

**BWR Income &  
Expenses - July 31,  
2019 thru July 31,  
2020**

Beginning Balance		\$22,292.17
Dues		\$16,825.00
<b>Total</b>		<b>\$39,117.17</b>
<b>Expenses</b>		
Mailing & Copies		\$98.00
PO Box		\$27.00
State Filing Fee		\$7,979.88
Snow Removal		\$3,484.00
Road Mag and grading		\$808.00
Attorney Fees		\$14.70
HOA Director		\$12,411.58
Insurance		
misc items		
<b>Total</b>		<b>\$26,705.59</b>
<b>Balance</b>		
Money Market	Jul 31, 2019	\$6,652.11
Interest	Jun 29, 2020	\$11.16
		\$6,663.27

	Budget for Aug 2020 to August 2021		
<b>Homeowners Dues for 2020</b>			<b>\$16,825.00</b>
<b>Expenses:</b>			
<b>Secretary of State Filing</b>			\$28.00
<b>PO Box Fee</b>			\$98.00
<b>Copies &amp; Mailing</b>			\$25.00
<b>Attorney Fees</b>			\$100.00
<b>Mag &amp; Grade</b>			\$5,000.00
<b>Snow Plowing &amp; Removal</b>			\$8,000.00
<b>HOA Director Insurance</b>			\$850.00
<b>Total</b>			<b>\$14,101.00</b>