

Broken Wheel Ranch POA Annual Meeting Minutes
August 18, 2021, 7:30pm
286 Hawthorn Drive, Alpine, WY 83128

The meeting was called to order by Mark Mosgeller on August 18, 2021 at 7:34 PM. In attendance were Peggy and Sam Gwin, Judy Kwong, Nick Cummings, Mark Mosgeller and Eva Perrigo, Chuck Butterfield, Bob and Ada Austin. Participating via zoom were Ann Turtur and Elizabeth Weigel. Proxies were received from Scott Dun and the Pennings.

Notice of the meeting was given by email and on our website.

The treasure report was given by Ada and consisted of the following. BWR expenses for the 2021 year were \$12,433.49 (detailed report can be found on the website). We have a balance of \$31,097.10 in our checking account and \$6,666.58 in our money market account. The motion was made to approve the report and passed. The budget for this year is \$14,234.00. A detailed copy will be on the website.

Nick gave a road review indicating we will continue with Mountain X for our road maintenance /snow removal. Everyone agreed. Nick talked about some work might be needed along with clearing ditches in some areas before the completion of the well project.

Peggy from the architectural committee said no building is taking place at this time. Any owner planning to build must submit the plans for their building prior to construction.

The ISD update is positive. We will soon be able to proceed on the test well (bids) when the permit is received. We are moving forward.

Chuck reviewed wildfire tips and is very willing and certified to provide each owner with the level of fire danger around their home and how to decrease danger. He is very knowledgeable and more than happy to help Broken Wheel to decrease the possibility of fire on the Wheel.

Chipper Days are September 10th and 11th. If you are planning to reduce the foliage around your home this is an excellent program to use. There are forms on the website to send in the hours you work in your yard to submit to the county. Chuck will help.

Our next yearly meeting is August 16, 2022 at 7:30.

We adjourned at 8:17pm.

Submitted by Ada Austin

**Broken Wheel
Ranch POA Income
and Expenses July
31, 2020 to July
31,2021**

Beginning Balance	\$26,705.59
Dues	\$16,825.00
Total	\$43,530.59

Expenses

Mailing & Copies	
PO Box	\$132.00
State Filing Fee	\$27.00
Snow Removal	\$6,564.50
Road Mag and grading	\$4,367.75
Attorney Fees	
HOA Director	\$803.00
Insurance	
misc items	\$539.24
Total	\$12,433.49

Balance	\$31,097.10
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Money Market		
	Jul 31,2020	\$6,663.27
Interest		\$3.31
	Jul 31,2021	\$6,666.58

	Budget for Aug 2021 to August 2022						
Homeowners Dues for		\$16,825.00					
Expenses:							
Secretary of State Filing		\$27.00					
PO Box Fee		\$132.00					
Copies & Mailing		\$25.00					
Attorney Fees		\$100.00					
Donations		\$100.00					
Mag & Grade		\$5,000.00					
Snow Plowing & Removal		\$8,000.00					
HOA Director Insurance		\$850.00					
Total		\$14,234.00					