

Broken Wheel Ranch HOA

Meeting Minutes

Aug 16 2022 at 7:00pm

Proof of meeting was received (email, mail and web site posting)

Proxy - counted

Meeting called to action by Mark Mosgeller seconded by Nick Cumming

Nick Cumming motion to approve minutes from 2021 meeting, Peggy Gwin seconded
Approved,

TREASURER REPORT: submitted by Ada Austin

2021

Beginning Balance: \$26,705.59

Dues :\$16,825.00

Total: \$43,530.59

Expenses: 12,433.49

Balance: \$31,097.10

Motion to approve budget by Peggy Gwin

Motion seconded by Mark Mosgeller

Approved

2022-2023

Projections for 2022/2023 the estimated budget has increased:

Home Owners Dues 2023 **\$16,225.00**

Expenses:

Secretary of State Filing	\$27.00
PO Box Fee	\$200.00
Copies & Mailing	\$25.00
Attorney Fees	\$100.00
Donations/Misc items	\$300.00
Mag & Grade	\$9,000.00
Snow Plowing & Removal	\$10,000.00
HOA Director Insurance	\$850.00
Total	\$20,502.00

Summery:

We have lost a few HOA fees due to some property sales so the income projections for 2023 are estimated to fall short. There are a few suggestions for solutions which will be presented and discussed at a special follow up meeting to be announced with a specific agenda for a resolution.

Ada Austin making a motion - From today's date, Aug 16th 2022, if a land owner purchases additional lot(s) they will pay the HOA fees already associated with that lot.

Mark Mosgeller seconded the motion - all in attendance voted yes.
motion passed

ROADS COMMITTEE: update given by Nick Cumming

Bob Austion - Brad & Melinda Schnoor's lot needs to add the covert under the new driveway
Nick agreed to talk with the Schnoors and let them know.

Over all the road is in good shape on going maintain of the ditches still remain and need to be re-done.
Re surfacing the road will not happen until the well project is complete as the road will be tore up.

Suggested was made to cut back vegetation along the road. This will be dealt with during next years
spring clean up where we hope to get the chipper again.

Plowing will still be contracted by mt X for the 2022- 2023 snow year

If you have issues with where the now lands at the end of your driveway please let them know so they
can fix it.

We are anticipating an increase with snow removal do to the fuel costs

ARCHITECTURAL COMMITTEE: update given by Peggy Gwin

A barn will be built by Peter and Judy Kwong containing an art studio kitchenette with a barn bellow.
Water will be brought in by the Kwongs for the project the plans were approved.

NOTE: It cannot be used as a VRBO based on the CENRS

ISD: update by Peggy Gwin

An affidavit was drawn up so the easement for the well (currently owned by Mt X) remains part of the
land no matter how many times it is sold.

The bid on the test well was posted publicly - (details on the BWR website)

If the test well tests positively we have approval to we dig the new well at that point we will not have to
wait. FYI: This process may still take another year. Once we accept a bid on the test well we are put on
a waiting list, then the grant money will be used to complete the rest of the project. An extension was
signed on the grant. The EPA also needs to file for an extension.

NOTE: the \$400.50 from ARPA will be a full grant we don't have to pay back .

It was determined there was no leak by the well master Jason that caused the well to run out over the
summer months.

Dawn Manfredi offered to research a possible new source in addition to Jason as a certified water
delivery as a back up in case Jason is unavailable in an emergency.

LAST ORDER

Next years annual meeting Aug 15th 2023 - Approved

Notification of the special assessment meeting to address the BWR HOD will be coming soon.

Dawn Manfredi motions to adjourn -Seconded by Nick Cumming

Approved

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

Beginning Balance	\$31,097.10
Dues	\$16,225.00
Total	\$47,322.10

Expenses

Mailing & Copies	
PO Box	\$166.00
State Filing Fee	\$27.00
Snow Removal	\$8,771.14
Road Mag and grading	\$7,387.00
Attorney Fees	
HOA Director	\$803.00
Insurance	
misc items	\$21.93
Total	\$17,176.07

Balance	\$30,146.03
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Money Market	
Jul 31,2021	\$6,666.58
Interest	\$3.29
Jul 31,2022	\$6,669.87

	Budget for Aug 2022 to August 2023						
Home Owners Dues 2023			\$16,225.00				
Expenses:							
Secretary of State Filing			\$27.00				
PO Box Fee			\$200.00				
Copies & Mailing			\$25.00				
Attorney Fees			\$100.00				
Donations/Misc items			\$300.00				
Mag & Grade			\$9,000.00				
Snow Plowing & Removal			\$10,000.00				
HOA Director Insurance			\$850.00				
Total			\$20,502.00				