

2023 Annual Broken Wheel Ranch POA Meeting Minutes

Proof that notice of meeting was received (email and website posting)
Proxies counted (two received James Ciaravella and Theresa Latta)
Meeting called to order by Mark Mosgeller at 7:01 pm seconded by Ada Austin

Ada Austin motioned to approve minutes from 2022 meeting, seconded by Mark Mosgeller
Approved

TREASURER REPORT: submitted by Ada Austin

2022

Beginning Balance: \$30,146.03

Dues :\$22,650.00

Total: \$52,796.03

Expenses: \$21,187.66

Balance: \$31,608.37

Motion to approve budget by Mark Mosgeller

Motion seconded by Nick Cummings

Approved

2023-2024

Projections for the estimated budget has increased:

Home Owners Dues 2024: \$22,325.00

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 \$12,000.00

HOA Director Insurance \$850.00

Total \$20,502.00

Summary:

Snow removal was significantly higher than expected this year due to the amount of snow we received. Other than that the estimated budget was very accurate.

Roads Committee: update given by Nick Cummings

Minor ditch improvements were completed while MTN X was doing the annual grading of the roads. MTN X has taken over applying the mag to the roads, and will continue to do our road maintenance for the foreseeable future. Two issues of concern are the culvert that runs under the road towards 'the yellow house' and the lack of a culvert at the end of the Schnoor's new

driveway. During spring thaw and any significant rain these areas tend to overflow and wash out onto the road.

Suggestion was made to cut back vegetation along the roadways before the winter, Mark suggested annual Fall cleanup be the Saturday after Labor Day.

Architectural Committee: update given by Peggy Gwin

Nothing currently happening, Mark Mosgeller is hoping to receive a building permit this fall and start construction in the spring.

Elections: Ada Austin agreed to stay on as treasurer approved

ISD Update: given by Peggy Gwin

We are expecting the test well to be completed this fall. Information can be found on the Broken Wheel website.

Bob Austin will be on vacation so expect September's water bills to be a little bit late.

Discussion Items:

Concerns about the owner of 'the meadow' accessing his property through Broken Wheel Ranch were addressed. His current easement is through Trail Ridge. There is also development going on to the North of our entrance off the highway.

A concern about trash cans being left at the street was addressed, both in regards to aesthetics and potential wildlife interactions.

Last Order:

2024 Annual Meeting to be held Aug, 13th at 7pm. Address TBD

Ada Austin motioned to adjourn, Bob seconded.

Meeting adjourned at 7:50pm

**Broken Wheel
Ranch POA Income
and Expenses July
31, 2022 to July
31, 2023**

Beginning Balance		\$30,146.03
Dues		\$22,660.00
Total		\$52,796.03
Expenses		
Mailing & Copies		
PO Box		\$176.00
State Filing Fee		\$27.00
Snow Removal		\$12,187.50
Road Mag and grading		\$7,900.00
Attorney Fees		
HOA Director		\$808.00
Insurance		
misc Items		\$89.16
Total		\$21,187.66
Balance		\$31,608.37
Money Market	Aug 1, 2022	\$6,670.16
Interest	Jul 31, 2023	\$4.05
		\$6,674.21

Budget for Aug: 2023 to August 2024

Home Owners Dues 2023 \$22,325.00

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 \$12,000.00

HOA Director Insurance \$850.00

Total \$22,502.00