

Broken Wheel Ranch HOA

Meeting Minutes

Aug 13 2024 at 7:00pm
400 Aspen Lane. 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 2023 meeting
Approved

TREASURER REPORT: submitted by Ada Austin (available for download on BWR HOA website)

Beginning Balance: \$31,608.37

Total with dues: \$53,933.37

Ending Balance: \$37,655.58

Summary: Po box rental went up \$182.00. Our two major fees are snow removal and the mag spent \$15,100.00 combined

Money Market Balance: \$6,680.93 (gained \$6.72 interest for the year)

Budget Projection for 2025: \$24,627.00

Projecting snow removal and road maintenance to go up to \$16,000 if that is accurate we could be negative -2,000.00 but have money in checking to cover if that happens.

Ada submitted the paperwork to keep our money market active.

Suggested to look into moving our money market into a higher yielding interest account. More to come on that.

Motion to approve budget by Dorrene Butterfeild

Motion seconded by Nick Cummings

Approved

ROADS COMMITTEE: update given by Nick Cumming

Consensus that last years snow removal was terrible. Mt.x recognized what happens so they did not charge us for the summer regrading and gravel. However Nick is interviewing and meeting new companies to replace Mt x for this winters coming season. Making sure they have the proper equipment and can get here early in the morning (snow blower, sander, etc) for our terrain. He also letting them know we have several driveways who require removal and will distribute the information estimates etc. Dr. Jim would like more road base added to choke cherry as its looks like dirt right now. Nick said we will address this issue after the new water lines are dug up next spring as the road repair is included in the water project.

ARCHITECTURAL COMMITTEE: update given by Peggy Gwin

The only application we got we Mark Mosgeller everything looking good so far.

RE ELECTIONS

Re Election of Mark Mosgeller to remain Present for another two year term was voted on

Re Election of Nick Cumming for VP was voted for another two year term

Motion to vote by Ada Austin

It was a unanimous yes to elect both for another term

ISD update by Peggy Gwin

The attorney will get the easement early this week we will advertise for phase one starting Aug 21 for 3 weeks. The full schedule is available on the BWR HOA website.

We will start construction on the new system and water lines next spring. Homes will be without water for a few days at a time. The tie-ins and meters will be put in place as well as pressure regulators along the system. Once pressurized any lines that leak from tie in to home will be the expense of the home owner to repair.

NEW BUSINESS

Meeting scheduled for Aug 12th 2025 7.00 Location TBD

Motion to end the meeting by Dorrene Butterfield

Motion seconded by Everyone

Meeting Adjourned

**Broken Wheel
Ranch POA Income
and Expenses July
31, 2023 to July
31, 2024**

Beginning Balance		31.608,37 US\$
Dues		22.325,00 US\$
Total		53.933,37 US\$

Expenses

Mailing & Copies		
PO Box		182,00 US\$
State Filing Fee		27,00 US\$
Snow Removal		8.700,00 US\$
Road Mag and grading		6.400,00 US\$
Attorney Fees		
HOA Director Insurance		803,00 US\$
misc items		165,79 US\$
Total		16.277,79 US\$

Balance 37.655,58 US\$

Money Market		
	Aug 1, 2023	6.674,21 US\$
Interest		6,72 US\$
	July 31, 2024	6.680,93 US\$

