

Broken Wheel Ranch HOA

Meeting Minutes

Aug 12 2025 at 7:02pm

400 Aspen Lane. Alpine, WY 83128

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

Proxy - 1 received

Meeting called to action

Motion to approve minutes from 2024 meeting

Approved

TREASURER REPORT:

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

Beginning Balance: \$37,655.58

Total with dues: \$44,325.00

Ending Balance: \$81,980.58

Summery: Everything when up we paid \$182.00 for Po box, now it's 200.00.

Snow remobel was around 12,000.00 last year, Now 27,145.00

Road Mag and grading was 10,000.00 last year now 12,211.00

Directors insurance was 800.00

Mic. More snow markers and tree trunk removal 2298.00

Ending balance: 41,364.10

Money Market Balance: (gained \$3.89 interest for the year)

We are looking into trying to get better interest rate but staying in the same bank.

CD were spoken about, but our account balance changes to frequently to commit to this.

Total assets 48,051.73

Dues will stay the same 1600.00

Budget Projection for 2026: \$45,455.25

We could be basically around -1,000.00 short from all we take in depending on how things increase.

Motion to approve budget by Mark

seconded by Dawn

Approved

ROADS COMMITTEE: update given by Nick Cumming

Last winter (2024) our current guy was terrible, and Nick went on the hunt to find new plow company everyone is coming in extremely high numbers. Current guy is 25K with no limitation on number of trips. Everyone else was high and limited to 25 plows after that each plow would be an additional 1,200- 2,500. Monte from Alpine glass was 50k all in with plow, blower and gravel. Jason Reinhart 35K with a blower after 25 trips 1,500 after that each pass. Celio 45K same limitations on number of trips. Jason was 25K no limitation, but he did have a few issues with going to wide and tore some things up.

Mag n grading quote from current Jason 20K and Mt X 12K next year we will have a roller

Moving forward: We will use New Jason this year for snow removal.

ARCHITECTURAL COMMITTEE: update given by Peggy Gwin

We are looking into updating a few procedures with how properties tap and pay for new water lines. The contract will have updated language around contacting the ISD before attempting to tap, must be paid in full prior to tapping and be done by an insured company. And a survey is required before any digging is attempted.

RE ELECTIONS

Re Election of Ada Austin as treasure voted for another two-year term

It was a unanimous yes to elect her

ISD update by Peggy Gwin

We have six new companies submit bids for the work to be completed by next July. 2026

NEW BUINESS

Meeting scheduled for Aug 13th 7:00 p.m. 400 Aspen LN., Alpine, WY 83128

Motion to end the meeting by Jess Cumming

Motion seconded by Everyone

Meeting Adjourned