



# Woods at Buck Mountain Filing #2

## Annual Property Owners Association Meeting

### August 13, 2022

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#### **Call to order and welcome address (*TJ Trecek*)**

The business meeting began at 12:34 p.m. and was held at 312 3<sup>rd</sup> Street, Lange Hall. Lunch was served and attendees took their seats. TJ welcomed everyone and introduced the current board members. Richard Reed - President, who was unable to attend, TJ Trecek - Vice President, Char Bouts - Secretary, Liz Brannen - Treasurer, Jon Hood - Architectural Committee.

#### **Secretary's report of attendance and quorum (*Char Bouts*)**

Char verified that a quorum was met between property owners present (18) and property owners by proxy (12), making it 30 lots represented. There were 28 people present at the meeting.

#### **Reports from board members:**

##### **a. New lot owners and new construction updates (*Jon Hood*)**

Jon reported that there are no new lot owners this year, but reviewed the lots that have new construction, and the lots that are preparing for construction. The following lots have construction projects in the works:

Lot 26 – a new driveway installed

Lot 39 - a new driveway and Insulated Concrete Forms ready for construction next spring

Lot 41 – a new deck

##### **b. Weed control (*TJ Trecek*)**

TJ shared that the weeds along the roads have been sprayed again for this year. The spray used is a pre-emergent weed killer. TJ also explained which weeds are being targeted because of their classification as “noxious weeds.” Our POA website lists which weeds we should be trying to eradicate on our own properties.

##### **c. Trash Dumpsters (*Char Bouts*)**

Char addressed the issue with the old locks not working and thanked the members for emailing and communicating to the board any problems they had encountered. New locks have replaced the rusting and stuck locks. The board had switched disposal companies from Oak Disposal to PbarO Disposal because Oak was unreliable and went 5 weeks without emptying the dumpsters. PbarO has been excellent to work with and have proven themselves to be reliable and quick to respond to any concerns we have had with the dumpsters. Also, the new bear-proof dumpsters have deterred the bears from being able to reach in and throw trash on the ground

##### **d. Road maintenance (*Steve Purdy*)**

Steve described the process of our road maintenance saying that the roads are graded twice a year and the gravel is replaced as needed, the major roads that get the most traffic will receive the most attention. He tries to keep the blading to a minimum so as not to lose the gravel that exists. The current budget doesn't allow for more gravel and maintenance. Costs went up because Siefert Enterprises have changed ownership and no longer give a discount, as well as higher fuel rates.

Steve has asked the community to participate in a group effort to clean out the ditches and sides of the roads. The board will organize a day to address the issue.

Steve is no longer on the board but is working on behalf of the board to maintain the roads. Our new board member, Ron Bush, who owns his own excavating business is willing to take over the position as Steve shares the duties with Ron allowing Steve to step down eventually.

**e. Recycling (TJ Trecek)**

TJ urged everyone to do their part by recycling to avoid filling up the dumpsters. He read off the list of items that can be recycled and where to take each item. The information can be found at

<https://www.highcountryrecycling.com/>

Also, some members said that items can be recycled in Pueblo and Canon City.

<https://www.pueblo.us/2255/Pueblo-RecycleWorks>

<https://canoncity.org/217/Waste-Recyclables>

**Financial report (Liz Brannen)**

**Budget report**

Liz reported that the POA is on track for the annual budget except snow removal is in the red.

Otherwise, there weren't any unusual expenditures this year. (See attached budget at end of minutes).

**Nominations and elections of board members for next year (Char Bouts)**

The voting process was explained then it was opened for nominations of any members wanting to be added to the ballot. Lynn Karantz, Donna Trecek, and Nikki Wambold were added to the ballot. The ballot was distributed, and time given for everyone to vote, including proxies. The votes were counted and tallied yielding a unanimous vote electing all the nominees resulting in the following persons to be on the board for the year 2022-2023: Char Bouts, Liz Brannen, Ron Bush, Jon Hood, Lynn Karantz, Richard Reed, TJ Trecek, Donna Trecek, Nikki Wambold.

**New business**

**a. Raise annual POA Dues**

After a discussion suggesting raising the annual dues so we can keep up with the rate of inflation. a motion was made as follows: *For the year 2023, the annual dues will be raised up to \$40, but not to exceed the limitations described in article XXXIII of The Woods at Buck Mountain Filing 2 covenants and rounded down to the nearest whole dollar.* The motion was seconded and carried unanimously.

**b. Volunteer worker's Protection**

The board was asked to consider taking action to protect any non-board member acting on behalf of the board or POA from any liability concerns.

**c. HOA Compliance**

The board was strongly urged to look into the Colorado House Bill 221137, to ensure we are in compliance with new requirements and limitations put upon HOAs.

**Open to members for discussion**

It was suggested that a gate be put in at the entrance. After much discussion it was decided that there would be too many complications and liabilities to maintain a gate.

**Adjourn meeting**

The meeting was adjourned at 2:13 p.m.

Category	Budget 2022	Actual 2022 YTD	Difference from 2022 budget YTD	Estimated Remainder of 2022	Estimated Full Year 2022
<b>Income</b>					
POA Dues	\$18,964.00	\$19,083.00	(\$119.00)	\$0.00	\$19,083.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$18,964.00</b>	<b>\$19,083.00</b>	<b>\$4,392.69</b>	<b>\$18,964.00</b>	<b>\$38,047.00</b>
<b>Operating Expenses</b>					
Snow Removal	\$2,500.00	\$3,010.00	(\$510.00)	\$0.00	\$3,010.00
Road Grading, Base & Imp.	\$9,800.00	\$1,575.00	\$8,225.00	\$8,225.00	\$9,800.00
Trash Removal	\$5,378.40	\$5,378.40	\$0.00	\$0.00	\$5,378.40
Weed Maintenance	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00
General Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Liability Insurance	\$625.00	\$628.00	(\$3.00)	\$0.00	\$628.00
<b>Oper. Expenses Total</b>	<b>\$19,803.40</b>	<b>\$12,091.40</b>	<b>\$7,712.00</b>	<b>\$8,225.00</b>	<b>\$20,316.40</b>
<b>Miscellaneous Exp</b>					
Postage/Office Supp	\$75.00	\$70.00	\$5.00	\$5.00	\$75.00
Annual POA Lunch	\$230.00	\$0.00	\$230.00	\$230.00	\$230.00
Recording Fees St/C	\$10.00	\$10.00	\$0.00	\$0.00	\$10.00
POA Registration Fee	\$35.00	\$0.00	\$35.00	\$35.00	\$35.00
Web Maintenance	\$150.00	\$0.00	\$150.00	\$150.00	\$150.00
Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Misc. Expenses Total</b>	<b>\$500.00</b>	<b>\$80.00</b>	<b>\$420.00</b>	<b>\$420.00</b>	<b>\$500.00</b>
<b>All Expenses Total</b>	<b>\$20,303.40</b>	<b>\$12,171.40</b>	<b>\$8,132.00</b>	<b>\$8,645.00</b>	<b>\$20,816.40</b>
<b>Net Income/ (Loss)</b>					
<b>Net Income/ (Loss)</b>	<b>\$17,624.60</b>	<b>\$6,911.60</b>	<b>\$10,713.00</b>	<b>\$10,319.00</b>	<b>\$17,230.60</b>
<b>Checking Account</b>					
Bal. begin. of period	\$12,609.34		\$12,609.34	\$0.00	\$11,414.06
Net Income/(loss)	\$17,624.60		\$17,624.60	\$10,319.00	\$17,230.60
Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Balance end of period</b>	<b>\$30,233.94</b>		<b>\$30,233.94</b>	<b>\$10,319.00</b>	<b>\$28,644.66</b>
<b>Savings Acct.</b>					
Bal. begin of period	\$6,012.04		\$0.00	\$0.00	\$0.00
Contributions	\$0.00		\$0.00	\$0.00	\$0.00
Interest income	\$5.00	\$2.97	\$2.03	\$0.00	\$5.00
Withdrawals	\$0.00		\$0.00	\$0.00	\$0.00
<b>Bal. end of period</b>		<b>\$6,019.00</b>		<b>\$0.00</b>	<b>\$6,021.03</b>
<b>Certificates of Deposit</b>					
CD 1/27/24 # 1531	\$4,219.23	\$4,188.61			
CD 1/27/22 # 1545	\$3,145.13	\$3,112.46			
CD 1/27/23 # 1550	\$3,143.39	\$3,118.83			
	\$10,507.75				