



# Woods at Buck Mountain Filing #2 Property Owners Association Board of Directors Meeting Minutes

August 5, 2023

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## **Call to Order:** Richard Reed

The business meeting began at 11:53 a.m. and was held at 110 Rosita Ave. at All Aboard Westcliffe. Lunch was served and attendees took their seats. Richard welcomed everyone and introduced the current board members. Richard Reed - President, TJ Trecek - Vice President, Char Bouts - Secretary (unable to attend), Donna Trecek - Treasurer, Lynn Karantz- Assistant Treasurer, Jon Hood (unable to attend), Ron Bush, Nikki Wambold - Architectural Committee.

## **Attendees:**

Richard verified that a quorum was met between property owners present (16) and property owners by proxy (13), making it 29 lots represented. There were 27 people present at the meeting.

## **Reports from Board Members:**

### ***Architectural Committee (Richard)***

A. New lot owners and new construction updates - Richard welcomed Sarah and Paul who purchased Lot 36.

The following lots have construction projects in the works: .Lot 39 – is under construction and the Owings expect to be dried in prior to winter. Lot 22 – The Bouts have completed their detached garage.

***Weed Control: (Richard)*** The weed spraying along the roads will begin August 11, 2023 Road

### ***Maintenance (Ron):***

A. Seifert will begin grading the roads in October. They will be focusing on Tanager, Wild Turkey, and North Merriam Turkey. In addition, the road base will be pulled back up on the roads from the culverts and the roads will be re-crowned.

B. Snow removal- Ron will reach out to various property owners to see if the roads need to be cleared; however, don't hesitate to reach out to Ron if plowing is needed.

C. Current quote from Seifert for additional road base is \$9,500.

D. Seifert will now be charging a fuel charge each time they come out. Richard and Ron are asking everyone to check and clean out their culverts.

***Budget (Donna):***

- A. All costs continue to climb, and we have spent,\$8,000 by mid-year.
- B. CDs are currently at approximately \$10,000 and the rate has increased.
- C. Attempting to complete a road maintenance program to ensure consistency throughout the neighborhood. (See attached budget at the end of the minutes).

**New Business:**

A. Raise annual POA Dues after a discussion suggesting raising the annual dues so we can keep up with the increased cost of road maintenance. A motion was made as follows: *For the year 2024, the annual dues will be raised up to \$30, 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. Recycling: Landfill has made a nice recycling center for cardboard and corrugated cardboard. Recycle Works in Pueblo takes glass and crushed plastic products. Dundee dog park also takes recyclables (horse trailers).

C. Monty suggested posting a sign by the dumpsters that states “No Open Fires” during a fire ban. The board will look into getting a flip sign to post.

**Next Board Meeting**

Date: October 21, 2023

Time: 10:00 a.m.

Location: Google Meets

**Adjourn** - The meeting was adjourned at 1:39 p.m.

**The Woods at Buck Mountain, Filing #2**  
**Treasurer's Report**  
**June 10, 2023**

**I. 2023 Dues - 100% Received!**

- Note: 95% collected as of January 31st
- \$30 dues increase x 44 lots = \$1,320 additional income to help offset cost increases

**II. CD's**

- One of three CD's matured 1/27/2023
- Negotiated higher interest rate with United Business Bank
- New interest rate 4.30% vs. previous rate of 0.35% (~\$124 in add'l interest per year)

**III. 2022 Actuals**

Dues Collected	\$ 19,083	(one member paid \$119 extra)
Operating Expenses	\$ 21,090	
Net Operating Loss	<u>\$ (2,007)</u>	

- Additional snow plow in spring and unexpected 5% fuel surcharge added to road work
- Note: Net Operating Income for 2020-2021 was \$4,610
- 3-Year combined Net Operating Income for 2020-2022 was \$2,603

Checking Account	\$ 10,612
Savings Account	\$ 6,022
CD's	\$ 10,440
Total Cash/Savings as of 12/31/22	<u>\$ 27,075</u>

**IV. 2023 Budget**

Dues Collected	\$ 20,284	
Operating Expenses	\$ 25,325	<i>Proposed</i>
Net Operating Loss	<u>\$ (5,041)</u>	

- \$5k additional road maintenance expense added to 2023 budget

Checking Account	\$ 5,571
Savings Account	\$ 6,028
CD's	\$ 10,605
Projected Cash/Savings as of 12/31/23	<u>\$ 22,204</u>