



Woods at Buck Mountain Filing #2

Property Owners Association

Annual Meeting Minutes

August 9, 2025

Call to Order: The annual POA meeting was held at the All Aboard Westcliffe Event Center at 110 Rosita Ave. After a potluck lunch was served, the business meeting began at 12:00 noon. Richard Reed (President) welcomed everyone and introduced the current board members: T.J. Trecek - Vice President, Donna Trecek – Treasurer / Secretary (interim), Lynn Karantz – Asst. Treasurer, Jon Hood – Architectural Committee, Ron Bush – Road Maintenance, and Nikki Wambold (unable to attend).

Attendees: Donna verified that a quorum was met between property owners present (18 attendees representing 13 lots) and property owners by proxy (12), making it 25 lots represented.

Reports from board members:

Architectural Committee (Jon)

- Josh Kline purchased Lot 14 (220 Kestrel Ct) from Mike Brown in August 2025
- Lot 37 (1301 Pheasant Loop) is for sale (Becks)
- Construction Updates:
 1. Lot 26 (Hart) – Construction is underway
 2. Lot 41 (Sok/Reach) – Architectural plans have been submitted

Trash Dumpsters & Recycling Updates (Richard)

Richard has placed a container next to the dumpsters to collect broken-down cardboard which he will take in periodically.

Road Maintenance (Ron)

Ron stated the major road maintenance work was completed by Seifert in July who brought in 24 truckloads of road base. We have a small amount left in the road budget to address any heavily trafficked areas later this year if needed. As of this year, roads in the entire neighborhood are now covered, and planned maintenance rotation will begin (over a roughly 7-year period).

Weed Control (Richard)

Selective weed spraying was completed in June by a new vendor, Ark Valley Weed Management, out of Canon City.

Fire Mitigation (Richard)

Richard introduced Chris Eichman, our Neighborhood Ambassador, who stated he has completed risk assessments for several properties to date, and some owners have already completed recommended mitigation actions. Chris encouraged anyone that is interested in obtaining an assessment to contact him. Chris also encouraged everyone to download the Everbridge app to receive safety communications.

Richard said the initial community chipping event was held on July 26, and limbs from several lots were shredded. A second chipping event will be scheduled in mid-to-late September.

Treasurer's Report (Donna)

Donna provided an update that all POA operating and emergency fund accounts are now with Kirkpatrick Bank and are currently interest-bearing. She stated that ~\$8k was carried over from last year's operating budget which was used to help fund this year's road work. See attached Budget report for more details.

Nominations and Elections of Board Members for 2025-2026 (Richard):

The 7 existing board members have agreed to serve for the coming year. Kala Kitchen recently stepped down due to personal commitments. No additional members were nominated or volunteered. The vote was taken, and the board members were all approved.

New Business:

Dues Increase Recommendation

Richard proposed raising the annual dues for 2026 up to \$10 to keep up with cost inflation, 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. (CPI year-end estimate is 2.2%). The motion was approved.

Roads & Culverts (Richard)

It was discussed that we have several areas of vegetation growth (mostly scrub Oak and some trees) that are encroaching into the road, and roadside ditches that need to be cleared out. Some of these are blocking views around road curves that make driving our roads more hazardous.

The POA Board is tasked with utilizing the member dues funds for maintaining the roads which is spent annually on grading, road base, and snow plowing to the extent that the funds allow.

The Board is currently assessing vegetation growth that is problematic for drainage, road view corridors, and fire mitigation (proper clearance for fire fighter trucks) to create a comprehensive neighborhood plan to remove troublesome vegetation, clean out silted-in ditches, and develop a budget for it. Richard stated we are hoping to get this plan together in the next two months in conjunction with our annual budget so we can see where we stand and where to go from there.

Owners are encouraged to do what they can to keep roadside culverts/ditches cleared out along their properties (reminder that road frontage property lines extend to the center of the road).

Adjourn: The meeting was adjourned at 1:00 pm.

Woods at Buck Mountain Filing No 2
2025 Operating Budget & Actuals
As of 7/31/2025

Category	2025 Budget	2025 Actual YTD	Est'd Rest of Year	2025 Projection	Variance to Budget - Fav/(Unfav)
ANNUAL DUES/Lot	\$ 490	\$ 490		\$ 490	
POA Dues	\$ 21,560	\$ 21,580	\$ -	\$ 21,580	\$ 20
Interest - Checking Account	\$ 25	\$ 51	\$ 20	\$ 71	\$ 46
TOTAL INCOME	\$ 21,585	\$ 21,631	\$ 20	\$ 21,651	\$ 66
Snow Plowing	\$ 3,150	\$ 945	\$ 2,205	\$ 3,150	\$ -
Road Maintenance	\$ 17,490	\$ 15,179	\$ 2,172	\$ 17,351	\$ 139
Trash Removal	\$ 5,486	\$ 5,486	\$ -	\$ 5,486	\$ -
Weed Maintenance	\$ 2,250	\$ 2,600	\$ -	\$ 2,600	\$ (350)
Liability Insurance	\$ 774	\$ 779	\$ -	\$ 779	\$ (5)
PO Box	\$ 91	\$ 84	\$ -	\$ 84	\$ 7
Annual POA Meeting	\$ 120	\$ 68	\$ 10	\$ 78	\$ 43
Recording Fees State of Co	\$ 25	\$ -	\$ 25	\$ 25	\$ -
Website Maintenance	\$ 30	\$ -	\$ 30	\$ 30	\$ -
Miscellaneous	\$ 150	\$ -	\$ 50	\$ 50	\$ 100
TOTAL EXPENSES	\$ 29,567	\$ 25,141	\$ 4,492	\$ 29,633	\$ (66)

2025 dues increase 1.2% (\$6 per lot) to \$490

100% of dues received by mid-March; 2 lot owners paid extra

2 plows to date: 1/10 & 4/19 (3 hrs \$472 each); \$2.2k remaining
 Budget: assumed 4 plows (avg 5 hrs) \$788 each; no rate increase

Actuals: \$15.2k (PD July); ~\$2.2k balance remaining
 Budget: \$9.5k for 2025 plus \$8k carryover from 2024

Trash: PD annually in Jan for 10% discount; no increase in 2025

Weed Control: Completed June (\$2,600 - New vendor)

Insurance: PD April (10.65% increase)

PO Box: PD March (flat rate to 2024)

Annual Meeting: AAW rental fee \$68 (PD Jun); Misc. \$50

Annual recording fee State of CO \$25 (due Sept)

Website: \$30 annual domain cost (due Oct)

Misc: Locks, lights for entrance sign, other (TBD)

NET OPERATING INCOME/(EXPENSE)	\$ (7,982)	\$ (3,510)	\$ (4,472)	\$ (7,982)	\$ 0
Prior Year Net Operating Income	\$ 7,945			\$ 7,945	
2-Yr Combined (2024 + 2025)	\$ (37)			\$ (37)	

~\$8k road maintenance carried over from 2024 to 2025

2-Yr Combined Operating Budget - net neutral

	Year-to-Date 7/31/25	Projected 12/31/25
Operating Account (Checking)		
Balance - Beginning of year	\$ 13,451.54	\$ 13,451.54
Net Operating Income/(Expense)	\$ (3,509.66)	\$ (7,981.66)
Operating Acct - end of period	\$ 9,941.88	\$ 5,469.88

<=== Projected Operating Account Balance at year-end

Emergency Funds (Savings / Money Market)		
Savings Account	\$6,111.36	\$6,131.87
Money Market	\$10,861.45	\$10,900.20
Emergency Funds - end of period	\$16,972.81	\$17,032.07

<=== Projected Emergency Funds at year-end

Total Funds (Operating + Emergency)	\$ 26,914.69	\$ 22,501.95
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<=== Total Projected Funds at year-end (Operating & Emergency Funds)