

HOSTS: Ed and Susan Valenzuela

TIME: 6:30-8:00pm

ATTENDEES:

Bob Ahrendts	Bob Langenberg	Betsy Tyus
Judy Ahrendts	Bill Luebbert	Rod Tyus
Kelley Goplin	Jim Richardson	Ed Valenzuela
Gary Head (Debbie's brother)	Jim Thompson	Susan Valenzuela

SEE ACTION ITEMS IN RED

MINUTES:

Welcome, Introductions and Agenda

We had many new faces attend the meeting and we opened the meeting with introductions. Susan reviewed the agenda:

- 2023 Budget
 - a) Allocate Existing Funds (as of Dec 31, 2022)
 - b) Add 2023 Collected Funds to Allocation of Existing Funds to get 2023 Budget
- Road Section Leaders Action Plans
 - a) Fill Any Section Leader Open Positions
 - b) Road Section Leader Action Plans and Target Date
- Maintenance Needs for Each Common Section
- Other Items

2023 Budget

a) Allocate Existing Funds (as of Dec 31, 2022)

Susan covered the method she used to allocate unspent funds from last year to cover all new sections based on who paid the funds. All present approved this method.

Allocate Existing Funds - Method to Allocate to All Sections

Step 1:
Review who paid and by Section.

Total the amounts paid to get the **Section *Collected* Amount**

Step 2:
Subtract
(1) General Expenses for the Gate and Electricity &
(2) Lower Road Savings to get the **Section *Available* Amount**

Step 3:
Subtract
Section Total Amount *Spent* to get the **Section *Remaining* Amount**

Step 4:
Allocate funds to the **new Common Sections** by subtracting \$10/per section used for each Owner who paid.

Totals	COMMON SECTIONS				HOME SECTIONS					
	Section A	Section B	Section C	Section D/3	Section 1	Section 2	Section 3	Section 4	Section 5	Section 6
\$ 95.67		\$ 95.67								
\$ -	\$ -									
\$1,441.30	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00			\$ 400.43	\$ 400.43	\$ 400.43	
\$1,002.79	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00						\$ 722.79
\$ 615.54	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00		\$ 375.54				
\$3,155.30	\$ 190.00	\$ 285.67	\$ 190.00	\$ 190.00	\$ -	\$ 375.54	\$ 400.43	\$ 400.43	\$ 400.43	\$ 722.79

b) Add 2023 Collected Funds to Allocation of Existing Funds to get 2023 Budget

2023 Budget

- Add collected funds for this year to get 2023 Budget

2023 Proposed Budget	Totals	COMMON SECTIONS				HOME SECTIONS					
		Section A	Section B	Section C	Section D/3	Section 1	Section 2	Section 3	Section 4	Section 5	Section 6
		Jay ? Paul ?	OPEN Volunteers? Team?			Jay	Rod ?	Jeff S ? Joerg A ?	Jim R Jim T	Ed V Mike S	Bob L Kelly G
Remaining 12/31/22 OLD SECTIONS											
General Funds-Susan	\$ 95.67		\$ 95.67								
A & Home Section 1 Total-Jay	\$ -	\$ -									
ABCD & Home Section 345 Total-Larry	\$1,441.30	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00			\$ 400.43	\$ 400.43	\$ 400.43	
ABCD & Home Section 6 Total-Bob & Kelly	\$1,002.79	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00						\$ 722.79
AB & Home Section 2 Total-Mike & Paul	\$ 615.54	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00		\$ 375.54				
	\$3,155.30	\$ 190.00	\$ 285.67	\$ 190.00	\$ 190.00	\$ -	\$ 375.54	\$ 400.43	\$ 400.43	\$ 400.43	\$ 722.79
Collected 2023	\$ 2,965.00	\$ 700.00	\$ 500.00	\$ 450.00	\$ 250.00	\$ 540.00	\$ 75.00	\$ 150.00	\$ -	\$ 100.00	\$ 100.00
Total Budget 2023	\$ 6,120.30	\$ 890.00	\$ 785.67	\$ 640.00	\$ 440.00	\$ 540.00	\$ 450.54	\$ 550.43	\$ 400.43	\$ 500.43	\$ 822.79
		Below \$2000 Target ↓			\$ 550.43						
					\$ 990.43						
Lower Road Savings	\$ 4,000.00	\$4,890.00									

Section Leaders

a) Fill Any Section Leader Open Positions

We discussed the responsibilities of the Road Section Leaders. We confirmed the Section assignments and created a team for the common sections B-D (asphalt above the gate): Ed Valenzuela, Jim Richardson and Bill Luebbert.

After the meeting, Jeff Sharratt agreed to be Section 3 Leader to represent the owners in this section. Since Section 3 is the same as Common section D, there will not be much work.

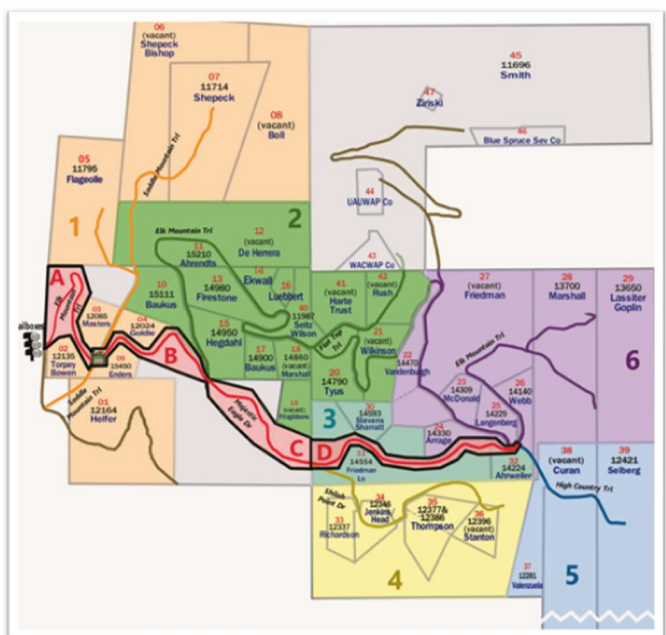
Section Leaders

- Keep tabs on their Section road needs
- Make plans, within their Section budget, to improve their Section roads
- Recommend a collection amount for next year's Section projects to meet their Sections needs
- Set Workdays, Coordinate Workers, Materials & Equipment

HOME SECTIONS					
Section 1	Section 2	Section 3	Section 4	Section 5	Section 6
Jay	Rod Bob	Jeff S	Jim R Jim T	Ed V Mike S	Bob L Kelly G

COMMON SECTIONS			
Section A	Section B	Section C	Section D/3
Jay	Team: Ed V, Jim R and Bill L		

Community Map



b) Road Section Leaders Action Plans

- Common Section Leaders
 - Build 2023 for Action Plan Common Sections by **June 1 (agreed to try to hit this goal)**
 - ✓ What work can be done with your budget?
 - ✓ Consult with Larry Jenkins (“Common Section Consultant”)
 - ✓ Materials – Price materials
 - ✓ Equipment – What equipment is needed? Who owns Equipment? When is equipment Available?
 - ✓ Do you need to reimburse Fuel expenses? (budget item)
 - ✓ Select Possible Workdays
 - ✓ Determine Number of Workers Needed per Workday
- ACTION ITEM:** Common Section B-D team will meet two times to get the process moving. Ed will schedule the meetings. Jim Richardson has the tightest schedule since Ed and Bill retired, they are more flexible. Jeff requested he be invited to the new Common Section team meetings; he may be able to join via zoom.
- Home Section Leaders
 - ✓ Up to each Home Section on how to handle
 - ✓ Can follow same planning and target date
 - ✓ Home Section Leaders should be prepared to offer input at the end of the year on the Home Section Amount to be collected next year

Maintenance Needs for Each Common Section

All attendees joined in the conversation about the needs of the common sections. There were many ideas for how to fix the problem, but all were very concerned about the work that needs to be done based on the budget available. The suggestion ranged from continue the band-aide approach of patching whole to ripping out the asphalt and replacing it or just going to dirt roads. The new Common Section Team will meet to discuss how to proceed. Each member has outside sources to “tap” to get some ideas. We ask that the new team keep us informed of progress or roadblocks.

Other Items

Susan will be working on a document that describes our Snow Plowing efforts. This information needs to be documented for the Fire Marshall. He wants this information before signing off on building permits.

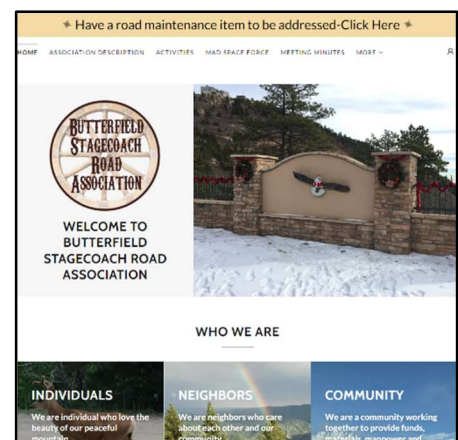
REMINDER: Sign up for our website:

<https://butterfieldstagecoachroadassociation.com/>

ACTION ITEM: Susan will update the 2023 collection and distribute it after April 30 due date for payments.

ACTION ITEM: Any owner who is snow plowing for the community or other owners, please let Susan know. Susan will email the community for input.

ACTION ITEM: Susan will set a date after the new Common Section team meets and has some information.



Respectfully submitted by Susan Valenzuela, April 25, 2023 at 12:30 pm