

AGENDA

BELLYACHE RIDGE HOMEOWNERS ASSOCIATION

WEDNESDAY June 17, 2026 6:00 PM

Zoom Conference Link

<https://us02web.zoom.us/j/85702953650?pwd=RlliQ0RjOTNKVlpsSytMUEVhNEJGUT09>

Meeting ID: 857 0295 3650

Passcode: HOA

One tap mobile: 669-444-9171

(for more information on the Zoom option, please visit <https://bellyacheridgehoa.com/>)

1. Call to Order
2. Approval of Minutes: March 18, 2026 Meeting
3. Review Financials-we need to approve the financials from last meeting too.
4. Ratification of Accounts Payable
5. Review of Accounts Receivable
6. Update on community fire mitigation, neighborhood projects/efforts
 - Goat mitigation
 - County Cost share program
 - County repaving Bellyache Ridge Road to the top from the entrance to our neighborhood-to start July 6th
 - County weed spraying
7. Update on lights and security at lookout point-smokers, remote control lights
8. Acc updates
 - a. Zion
 - b. Syvertson
 - c. Stoneking
 - d. Pirog
6. Other Business

update on Eagle Valley clean up day
trash management issues
Location and planning for annual meeting

7. Next regular meeting will be combined with the annual meeting in September, 2026
8. Adjournment



RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

BELLYACHE RIDGE HOMEOWNERS ASSOCIATION

HELD WEDNESDAY, March 18th, 2026, AT 6:00 P.M.

A Regular Meeting of the Board of Directors of the Bellyache Ridge Homeowners Association was held on March 18th, 2026 at 6:00 p.m. via a Zoom Call, in Wolcott, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado. The following Directors and/or Chairs were present and acting:

Mary Pierce – President
Karen Konicek – Vice President
Mary Allyn – Secretary/Treasurer

Also in attendance:

Shannon Crockett – Recording Secretary
Keith Ruebsam - Homeowner

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 6:06 p.m.

PUBLIC COMMENTS & DISCLOSURE OF ANY CONFLICTS OF INTEREST

There were no comments from the public.

MINUTES

President Mary Pierce moved to approve the minutes of the meeting held on December 18th, 2025, as presented. It seconded, a vote was taken, and the motion carried unanimously:

RESOLVED to approve the December 18th, 2025 Regular meeting minutes as presented.

PRELIMINARY FINANCIALS REVIEW

The BRHOA Statement of Profit & Loss dated January 31st, 2026 Actuals was reviewed, as prepared by High Altitude Accounting. The report shows a Beginning Fund Balance of \$84,885 with current Revenues of \$17,230. Expenditures totaled (\$1,779) with an Ending Fund Balance of \$100,336. Overall, the BRMD remains in sound financial position, able to meet the estimated operating costs and continuing to contribute to the BRHOA Fund in 2026.

President Mary Pierce shared that ALL residents have paid their dues which by the end of March is record time. Great work!

It was agreed that for 2026 the board wanted to budget more for the chipping program up to \$10k. The board also bought Smiley face signs for the Point so that people know that they're on video surveillance. The signs seem to be working as there has been way less people up there. The 2025 Taxes for the HOA were \$550 and were to be compiled and filed by the April 15th deadline. President Mary Pierce volunteered to go over the budget with Janine to make the needed corrections.

President Mary Pierce then reviewed the BRHOA Balance Sheet CD's noted that on April 3rd one of the CD's renews. After discussing the board felt it best to move some more money out of the First Bank checking account and put \$10k into the CD so it's making more interest.

The HOA board then discussed whether or not to put a budgeted number for the wood chipping vs. leaving it an open amount. Resident, Keith Ruebsam, suggested that the board look at segmenting the program. Board member, May Allyn suggested that the board look at different ways to budget the chipping where each residence is given an \$X set amount and then those residents that don't use their full share gets divided among the other homes. Whereas board member, Karen Konicek suggested also meeting with Donnie before the board makes any decision since his company is doing the work, which in the end the board agreed was the best course of action first.

Then the HOA board discussed creating a cash flow schedule where money is moved into higher interest CD's to earn more interest and then moved back to cover the annual Fire Mitigation expenses. The board agreed that leaving more than \$8k in the Checking covers the majority of expense throughout the entire year. Resident, Keith Ruebsam suggested that the board ensure that the timing of the CD's match with the annual Donnie payment. President Mary Pierce moved to approve that the board round up to \$50k in the Alpine Bank CD, and move \$10K back on April 1st to cover the Wood chipping Project, it was, and the unanimously:

RESOLVED: To approve that the board round up to \$50k in the Alpine Bank CD, and move \$10K back on April 1st to cover the Wood chipping Project.

After a little more discussion the board agreed that the Financials vote be tabled until next meeting with the above changes.

ARCHITECTURE CONTROL COMMITTEE

The HOA Board reviewed the current ACC Applications and projects and noted that:

Lot 2 (Zion) - The project is still ongoing for the 3rd year and the approval was only for 2 years. The homeowner said it will be done this summer.

The Stoneking Remodel - The full remodel is completed and the final inspection is being done tomorrow with Bill Willins.

Beckman – Has new windows going in and he’s going to contact the ACC to do the final inspection.

Pirog - Had designs and planned to redo the entry way to the house. They’re planning on starting this Spring and is awaiting the building permits from the county.

Syverson - Has applied for permits and the ACC still needs to review his final drawings which he doesn’t have yet.

FIRE MITIGATION

President Mary Pierce shared that if residents go through the gate on the end of Big Dipper where they did the big BLM mitigation; residents will see where CO State is going to do more selective mitigation all the way up to where the water tank is. There’s still speculation as to whether there will be the ability to do a controlled burn up there due to the lack of snowpack this year. The board does not have any additional grants and most of the open space has been cleaned up. The good news is most of the residents have done a good job over the past 8 years but it will be important this year due to the lack of snowpack that the BR HOA community continue with it’s mitigation efforts.

President Mary Pierce is going to host another get together in regards to the chipping and have a Happy Hour which tends to attract residents. The HOA board does want to push that the County does have funds available for individual homeowners to do fire mitigation.

PUD UPDATES

Director Mary Pierce shared that The Wolcott PUD is still going ahead. The updated drawings were on the County Website and everything is on the Valley floor now and there is nothing on Bellyache Ridge Rd. as of the meeting. Currently it does state that land is being donated for a fire station. Resident, Keith Ruebsam, shared that there is a Distribution list with proposals on the project which included several Metro Districts but it did not include the BRHOA and that the board should inquire to be added.

OTHER BUSINESS

Nottingham Point Security – It was busy winter at the point and there were issues with people peeing, leaving blankets, and trash, etc. The HOA added that the Smiley face signs has made a difference with less people.

Spring Newsletter - The board agreed to get the latest BR Newsletter out by April 15th. Director Mary Allyn is going to go over it with President Mary Pierce on repeating items from last years Newsletter. President Mary Pierce said that she would also check with Jack Affleck on doing the

neighborhood clean-up again in the Spring.

Speeding Sign – President Mary Pierce shared that they are going to repave a portion of Bellyache Rd. again this year and it will probably take about 6 weeks of work to complete. This year’s paving project will include Big and Little Dipper. President Mary Pierce previously sent out a flashing speeding sign example to the board but the cost was roughly \$1K. The board agreed that a flashing speed sign should last a couple of years and would serve as a good reminder to residents and drivers to slow down.

ADJOURNMENT

There being no further business to come before the Board and by motion duly made and seconded it was unanimously,

RESOLVED to adjourn the Regular Meeting of the Bellyache Homeowner’s Meeting of Directors this 18th day of March 2026, at 7:34 p.m.

The next regular District meeting is scheduled for 6:00 p.m. Wednesday, June 17th, 2026 via a Conference Call in Wolcott, CO. All meeting information can be found at: <https://bellyacheridgehoa.com/>

Respectfully submitted,

Shannon Crockett
Acting Recording Secretary for the Meeting

Subject to Approval

BELLYACHE RIDGE ASSOCIATION
BALANCE SHEET
May 31, 26

Assets

Cash

1070 · Alpine Bank CD 3.38% Exp 9/26	50,234.61
1100 · 1st Bk Checking	8,909.19
1110 · 1st Bank MM 7335	2,978.83
First Bank Savings #4801	22,000.00
Bill.com Money Clearing	-
Total Cash	84,122.63

Other Current Assets

1200 · Accounts Receivable	(60.00)
A/R - Other	-
1500 · Prepaid Expenses	1,628.00
Total Current Assets	1,568.00

Total Assets

85,690.63

Liabilities and Equity

2100 · Accounts Payable	401.18
Accrued Accounts Payable	-
2750 · Compliance Deposits	2,000.00
Total Liabilities	2,401.18

Equity

Capital Reserve	70,783.36
Net Operating Surplus (Deficit)	12,506.09
Total Equity	83,289.45

Total Liabilities and Equity

85,690.63

**BELLYACHE RIDGE ASSOCIATION
STATEMENT OF PROFIT AND LOSS
For Five Months ending May 31, 2026**

	May 26 Actual	May 26 Budget	Variance Actual to Budget (unfavorable)	YTD Actual	YTD Budget	Variance Actual to Budget (unfavorable)	FYE 2025 YTD Actual	FYE 2026 Annual Budget
Revenues								
4000 · Homeowners Dues	-	-	-	17,100.00	17,100.00	-	15,200.00	17,100.00
4050 · Interest Income	139.28	208.33	(69.05)	666.19	1,041.69	(375.50)	1,244.82	2,500.00
Total Income	139.28	208.33	(69.05)	17,766.19	18,141.69	(375.50)	16,444.82	19,600.00
Expense								
OPERATING EXPENSES								
Security	-	-	-	-	-	-	-	-
5100 · Accounting	350.00	350.00	-	2,300.00	2,275.00	(25.00)	2,275.00	4,725.00
5200 · Administration	-	166.67	166.67	697.06	833.31	136.25	775.00	2,000.00
5250 · Annual Assessment Billing	-	-	-	350.00	350.00	-	350.00	350.00
5300 · Bank Service Charges	4.00	4.91	0.91	24.00	24.63	0.63	23.37	59.00
5410 · Annual Meeting	-	-	-	225.34	-	(225.34)	193.58	1,100.00
5520 · Income Taxes	-	500.00	500.00	473.00	500.00	27.00	819.00	500.00
5530 · Insurance	-	218.83	218.83	814.00	1,094.19	280.19	1,119.12	2,626.00
5560 · Fire Mitigation	-	-	-	-	-	-	-	7,500.00
5580 · Office Expense/Supplies	51.18	50.00	(1.18)	293.33	250.00	(43.33)	280.61	600.00
5590 · Security	-	-	-	-	140.00	140.00	-	140.00
6000 · Roadway/Entrance Signs	-	-	-	83.37	-	(83.37)	-	-
Total OPERATING EXPENSES	405.18	1,290.41	885.23	5,260.10	5,467.13	207.03	5,835.68	19,600.00
Net Surplus (Deficit)	\$ (265.90)	\$ (1,082.08)	816.18	12,506.09	\$ 12,674.56	(168.47)	10,609.14	\$ -

List of Compliance Deposits

8/26/2024 F1 Lot 02 Infinity	\$ 1,000.00
9/27/2025 F2 Lot 32 Beckman	\$ 1,000.00

TOTAL	\$ 2,000.00
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