

BELLYACHE RIDGE HOMEOWNERS ASSOCIATION

Quarterly Meeting Agenda

Date: Wednesday December 17, 2025

Time: 6:00 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/89474726768?pwd=M5ygMUMRPWYJcNgaxH0z72KFAYFNEa.1>

Meeting ID: 894 7472 6768

Passcode: HOA

One tap mobile

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+17207072699,,89474726768#,,, *013516# US (Denver)

Meeting ID: 894 7472 6768

Passcode: 013516

Board of Directors

Mary Pierce

Karen Konicek

Mary Allyn

1. Call to Order-begin recording
2. Board Member Elections
3. Approval of Minutes: June 17, 2025 quarterly meeting
4. Accounting & Financial Statements Review
 - a. 2024 Year End Review
 - b. 2025 YTD Review
 - c. Presentation of the Proposed 2025 Budget
5. Architecture Control Committee Updates
 - a. Open Projects

- i. Lot 2 (Zion) AKA "Earth House"-still in progress
- ii. Stoneking remodel-still in progress
- iii. Beckman -grading in back of home and new slab (completed/may do windows next year so asked us to keep the \$1000 compliance deposit)
- iv. Payne-new roof (putting off until next year)
- v. Lenee and Craig Smith-new roof
- vi. Pirog-entry way, approval from county took a while, so it is delayed until next spring

6. Other Business

- a. PUD update
- b. Fire wise Program
- c. Nottingham Point Security Update
- d. Bellyache Monument and Garden
- e. Weed Mitigation
- f. Extra Bellyache Bear sign-Any Volunteers to clean it up?
- g. Post the info on billing and late fees for HOA dues.
- h. 2026 Meeting Schedule:
 - i. Wednesday, March 18th, 2026
 - ii. Wednesday, June 17th, 2026
 - iii. Wednesday, September 16th 2026
 - iv. Wednesday, December 16th 2026

Adjournment

RECORD OF PROCEEDING

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

BELLYACHE RIDGE HOMEOWNERS ASSOCIATION

HELD WEDNESDAY, June 18th, 2025, AT 6:00 P.M.

A Regular Meeting of the Board of Directors of the Bellyache Ridge Homeowners Association was held on June 18th, 2025 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 6:03 p.m.

MINUTES

President Mary Pierce moved to approve the minutes of the meeting held on March 19th, 2025, as presented. It was seconded, a vote was taken, and the motion carried unanimously:

RESOLVED to approve the March 19th, 2025 Regular meeting minutes as presented.

CHANGE IN BOARD MEMBERS

Mary Pierce shared that President Laura Waniuk had resigned from the board due to a new job she'd taken and that Director May Allyn was welcomed to the BR HOA board. Due to the resignation Director Mary Pierce has assumed the role of board President.

PRELIMINARY FINANCIALS REVIEW

The BRHOA Statement of Profit & Loss dated April 30th, 2025 Actuals was reviewed, as prepared by High Altitude Accounting. The report shows a Beginning Fund Balance of \$84,085 with current Revenues of \$16,175. Expenditures totaled (\$4,587) with an Ending Fund Balance of \$95,698. Overall, the BRMD remains in sound financial position, able to meet the estimated operating costs and continuing to contribute to the BRHOA Fund in 2025.

President Mary Pierce shared that a \$22,300 K check was going to Donnie for all of the Wood chipping work but that the HOA would be reimbursed \$7500 by Eagle County. She also shared that the HOA paid \$153 for the Save the Eagles Wolcott Project, which is to encourage the county to reconsider developing the Wolcott PUD on the Eagle Nest land. She also stated that the board is aware that not all of the homeowner's are in favor of the project but that she wanted to keep the finances transparent to the homeowner's and roll it into the spread sheet at the end of the year. She also shared that the Board was awaiting a bill from GoDaddy for the current website domain. The CD's were down by 1% which is why the interest income is down slightly. The board also discussed adding a "Your in Bear Country" awareness sign in addition to the Bellyache Bear sign that needs to be refurbished.

ACCOUNTS PAYABLES

The board reviewed the AP from April and May 2025 in the amount of \$1,627.90 as presented by High Altitude Accounting. Two of the 5 payables were for High Altitude Accounting. President Mary Pierce explained that there was a \$25 late fee paid to the insurance company because the invoice was sent directly to Marchetti & Weaver (the board's previous accounting firm) and therefore the insurance policy lapsed. However, the policy is now renewed and the new board member names have been added to the policy and the billing address has been changed.

A motion was made by President Mary Pierce to ratify the April and May, 2025 AP all at once, it was seconded, and unanimously:

RESOLVED to ratify the April and May 2025 Accounts Payables in the amount of \$1,627.90.

ACCOUNTS RECEIVABLES

The board reviewed the AR Aging Report and all payments as of June 10th, 2025. At the time of the meeting there was one resident that was 90 days past due. A formal letter is being drafted and sent to the homeowner.

After several previous discussions about adding a late fee, a motion was made to formally adopt a \$25 Late Fee policy for any accounts more than 90 days past due, it was seconded, and unanimously:

RESOLVED: To adopt a \$25 Late Fee policy for any dues 90 days past due.

ARCHITECTURE CONTROL COMMITTEE

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

Lot 2 (Zion) – this is currently the only open project with the ACC. Local homeowner Millie Aldrich is managing the project and she said that the project is still ongoing and the goal is to be complete this Fall.

PUD UPDATES

Director Mary Pierce shared that the developer sent in new proposals with revisions not developing lower BR Rd. The fire department has indicated that a new fire station will need to be located on the valley floor so it can effectively service Horse Mountain ranch as well as Bellyache.

The white trailers that are next to the post office are for the Timber Ridge development in Vail and are not being used for the Wolcott PUD.

ARTICLES OF DISCLOSURE

Homeowner Keith Ruebsam brought up that the Articles of Disclosure are due 90 from the beginning of the year and advised to focus on the 2025 Articles and work backwards. Shannon Crockett the Secretary has been working to get these caught up. He also shared that since 2023 and 2024 were missed to mainly get 2025 done and then get it back on track annually thereafter.

OTHER BUSINESS

Firewise - Donnie McCracken has started the 2025 Wood chipping Project which will be ongoing for the summer. This looks to be one of the biggest years yet for the HOA. President Mary Pierce wanted to remind homeowners of a cost share program where individual homeowner's can apply for up to \$1K in reimbursement from Eagle County. Some deadwood/tree removal on county lands can also be refunded back if negotiated with the county.

BR HOA Website Maintenance – With the resignation of Laura Waniuk the board is looking into whether a website admin would be warranted as a lot of the website work Laura Waniuk took upon herself so as to save the HOA money. The board did approve to pay her for work done upon exiting her position at a fair rate of \$50/hr.

Nottingham Point Security – The board was extremely saddened to hear that a dead dog had recently been dumped at Nottingham point and there was also recent evidence of needles. The cameras that the board approved are being installed in July. There's an alert system and an intercom where someone can come tell people to leave. The board agreed that a basic script should be written and shared on what to say for common infractions.

BR Monument – Kevin and Trish French are planning to replant with native and wild plants. The board does want to talk it over again however before proceeding.

Spraying and Weeds – Kevin French is slated to begin weed spraying work again this year.

Annual BR HOA Meeting September 14th at 6pm – The board will send out the annual HOA meeting packet in August to all residents. The board is grateful that The Ward residence, “La Casa in el Cielo” had volunteered to host it at their home for the first time in 3 years so it could be held in person. The board is very excited and hope to see a great attendance this year.

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 June 2025, at 7:30 p.m.

The next regular HOA meeting is scheduled for 6:00 p.m. Wednesday, December 17th, 2025 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

Meeting Minutes are contracted through Vail Valley Bookkeeping, the Contract for the compensation of these minutes can be found on www.bellyachesubdivision.com

Subject to Approval

BELLYACHE RIDGE ASSOCIATION
BALANCE SHEET
October 31, 2025

Assets

Cash

1st Bank Checking	32,293.77
1st bank Money Market	980.07
Bill.com Money Clearing	-
Alpine Bank CD Expires 11/3/25 3.93%	41,537.88
Alpine Bank CD Exp 9/7/25 3.93%	-
Total Cash	<u>74,811.72</u>

Other Current Assets

Accounts Receivable -Owner Assessments	(325.00)
A/R - Other	-
Save the Eagles Wolcott Project	189.01
Prepaid Expense	-
Prepaid Insurance	-
Total Current Assets	<u>(135.99)</u>

Total Assets

74,675.73

Liabilities and Equity

Accounts Payable	-
Accrued Accounts Payable	-
Compliance Deposits	3,000.00
Total Liabilities	<u>3,000.00</u>

Equity

Capital Reserve	67,962.23
Net Operating Surplus (Deficit)	3,713.50
Total Equity	<u>71,675.73</u>

Total Liabilities and Equity

74,675.73

**BELLYACHE RIDGE ASSOCIATION
STATEMENT OF PROFIT AND LOSS
For Ten Months ending October 31, 2025**

	Oct-25 Actual	Oct-25 Budget	Variance Actual to Budget (unfavorable)	YTD Actual	YTD Budget	Variance Actual to Budget (unfavorable)	FYE 2024 YTD Actual	FYE 2025 Annual Budget
Revenues								
Homeowners Dues	-	-	-	15,200.00	15,200.00	-	15,200.00	15,200.00
Interest Income	133.78	300.00	(166.22)	2,288.96	3,000.00	(711.04)	3,629.08	4,351.08
Rebiling Fees	-	-	-	-	-	-	-	-
Misc Income/Title Request Fees	-	-	-	-	-	-	88.72	-
Total Income	133.78	300.00	(166.22)	17,488.96	18,200.00	(711.04)	18,917.80	19,551.08
Expense								
OPERATING EXPENSES								
Contingency	-	-	-	-	600.00	600.00	-	600.00
Security	-	-	-	1,568.21	-	(1,568.21)	-	-
Accounting Fees	350.00	350.00	-	4,025.00	4,025.00	-	3,993.50	4,725.00
Administration	-	125.00	125.00	1,500.50	1,250.00	(250.50)	1,648.12	1,500.00
Annual Assessment Billing	-	-	-	27.00	350.00	323.00	348.00	350.00
Bank Service Charges	14.00	4.17	(9.83)	85.32	41.66	(43.66)	109.80	50.00
Annual Meeting	545.20	-	(545.20)	1,117.26	600.00	(517.26)	160.43	600.00
Income Taxes	-	-	-	819.00	-	(819.00)	-	-
Insurance Expense	-	218.84	218.84	1,331.44	2,188.40	856.96	1,531.88	2,626.08
Landscaping	-	-	-	2,750.00	7,500.00	4,750.00	13,667.54	7,500.00
Office Supplies	53.36	50.00	(3.36)	551.73	500.00	(51.73)	560.31	600.00
Roadway/Entry Signs	-	-	-	-	1,000.00	1,000.00	24.39	1,000.00
Total OPERATING EXPENSES	962.56	748.01	(214.55)	13,775.46	18,055.06	4,279.60	22,043.97	19,551.08
Net Surplus (Deficit)	\$ (828.78)	\$ (448.01)	(380.77)	3,713.50	\$ 144.94	3,568.56	(3,126.17)	\$ -

BELLYACHE RIDGE ASSOCIATION
CAPITAL RESERVE
October 31 2025

Reseve Beginning Balance	\$	83,596.97
Transfer 2024 Operating Deficit		(834.74)
Total		<u>82,762.23</u>

Current Year Funding
Current Year Interest

Current Year Capital Reserve Expenses
Fire Mitigation

Eagle County Credit	(7,500.00)
Groundskeeper LLC	22,300.00

Total Capital Reserve Expenses	<u>(14,800.00)</u>
Ending Balance Capital Reserve	<u><u>67,962.23</u></u>

List of Compliance Deposits

8/26/2024 F1 Lot 02 Infinity	\$ 1,000.00
7/21/2025 F2 Lot 55 David Stoneking	\$ 1,000.00
9/27/2025 F2 Lot 32 Beckman	\$ 1,000.00

TOTAL	\$ 3,000.00
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BELLYACHE RIDGE ASSOCIATION
2025 PROJECTION AND 2026 BUDGET

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