



2025 BELLYACHE HOA ANNUAL MEETING
SUNDAY SEPTEMBER 14TH
4:00-7:30

**OUR MEAL WILL BE PROVIDED BY RED MAPLE
CATERING INCLUDING OUR DRINKS (WINE, BEER,
SIGNATURE COCKTAIL AND SOFT DRINKS)**

**WE ARE LOOKING FOR 5 PEOPLE TO BRING APPETIZERS
AND 5 PEOPLE TO BRING DESERTS**

**HOSTED BY RICH AND HELEN WARD OF
CASA EN EL CIELO
4548 BELLYACHE RIDGE ROAD**

PLEASE CALL OR TEXT YOUR RSVP TO MARY PIERCE 720-260-9342



BELLYACHE RIDGE HOMEOWNERS ASSOCIATION PROXY

Please complete and return by email by September 5th, 2025 to the HOA Board:

bellyacheridge@gmail.com

RE: Proxy for September 14th, 2025, Annual Meeting of Bellyache Ridge Homeowners Association

Dear HOA Board:

We _____ (print name of owners)

owner(s) of Lot # _____ (print parcel number)

within Bellyache Home Ridge Owners Association,

hereby appoint _____ (print proxy holder name)

as a proxy on our behalf to vote on all issues at the Annual Meeting of the Association to be held Sunday, September 14th, 2025.

Please choose one individual of your choice who will be in attendance, or you may select one Board member as listed: Mary Pierce, Karen Konicek, or Mary Allyn to represent me/us at the Annual Meeting of the Member of the Association to be held on September 14th, 2025 and any adjournment thereof, and to vote my membership on any matters or resolution which may come before the meeting and take any actions which I could personally take if present at the meeting.

Owner #1 Signature Date

Print Owners Name

Owner #2 Signature Date

Print Owners Name

Date Received _____

BELLYACHE RIDGE HOMEOWNERS ASSOCIATION

2025 ANNUAL Meeting Agenda

Date: Sunday, September 14th, 2025

Time: 4:00 PM

Board of Directors

Mary Pierce

Karen Konicek

Mary Allyn

1. Call to Order-begin recording
2. President Mary Pierce's Address
3. Board Member Elections
4. Approval of Minutes: September 22nd, 2024 Annual Meeting
5. Bellyache Ridge Metro District Presentation- President Ray Selvy
6. Accounting & Financial Statements Review
 - a. 2024 Year End Review
 - b. 2025 YTD Review
 - c. Presentation of the Proposed 2026 Budget
7. Architecture Control Committee Updates
 - a. Open Projects
 - i. Lot 2 (Zion) AKA "Earth House"
 - ii. Stoneking Remodel
8. Other Business
 - a. PUD updates -Save the Wolcott Eagles /expenses and website
 - 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. Key HOA rules and reminders-trash cans, wildlife, speeding in the neighborhood,
 - h. New late fee policy for HOA dues effective 2026.
 - i. Next regular meeting: Wednesday, December 17th, 2025
9. Adjournment

Bellyache Ridge Homeowners Association Annual Meeting Minutes

September 22nd, 2024

The Annual Meeting of the Bellyache Ridge Homeowners Association was held on September 22nd, 2024 at 4:00 p.m. via a Zoom Call originating in Wolcott, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance The following directors and chair were present and acting:

- Laura Waniuk, President
- Mary Pierce, Director
- Karen Konicek, Director

The following residents were also in attendance:

- Ray Selvy – Bellyache Ridge Metro Board President
- Keith Ruebsam – Bellyache Ridge Metro Board Director
- Liz Leeds – Bellyache Ridge Metro Board Director
- Eric Pepper
- Janet Farris
- Richard Ward
- Bill Willins
- Richard Raniere
- Daid Stoneking
- Jack & Beth Afflect
- Jan Strauch
- Suzanne Syvertson
- Laura Schneider
- Anne Martin
- Scott's Ipad????
- Donnie McCracken
- Shannon Crockett – Recording Secretary

Call To Order

The Annual Meeting of the Bellyache Ridge Homeowners Association was called to order by President Laura Waniuk on September 22nd, 2024 at 4:06 p.m. welcoming everyone to the meeting. President Waniuk reviewed the agenda and asked that all homeowners hold their questions until the end of the meeting and that each question will have a 3 minute time limit to address.

Bellyache Ridge Metro Board Update by President Ray Selvy

The good news is the Water wells are at the best levels they've been in the last 3 years. Thanks to the continued water conservation efforts of most homeowner's and the good snow pack the tank levels are healthy. There does continue to be an issue with unaccounted for water losses but the board was able to successfully locate a major leak and some other smaller leaks and lower that level down by more than half. The BRMD system is more than 50 years old and leak detection will continue to be a primary focus for the board. The board did vote to raise the water rates a small amount in order to cover rising costs.

In other matters, after experiencing several performance and timeliness customer service issues with the accounting firm, Marchetti & Weaver, they opted to resign. The BRMD board has since changed to a new accounting firm and thus the transition has created higher accounting costs than normal; however, it's expected that once the transition is complete that costs will be mitigated.

The board continues to work on 7 Repair & Maintenance projects this with Water Loss mitigation being the primary focus and ongoing. One of older service lines was replaced with 600 new ft. of approved material pipeline near the pumphouse on top of BR Rd. The board also partnered with Eagle County and the BR HOA to continue to work on BRMD lands fire mitigation and successfully cleared out more deadfall. The last big project was the Water Tanks inspection which is required every 5 years. There were no major issues and only some minor repairs were made.

Current members of the board in addition to Ray Selvy are: Keith Ruebsam, Jay Kirksy, Liz Leeds, and Allison Ebbets. If you have any questions, please reach out to any of the board members or go to the website at: www.bellyachesubdivision.com

Board Election

President Waniuk then asked if there were any board nominations from the floor. There being no nominations she then asked for the homeowners to formally elect her, Mary Pierce, and Karen Konicek back to the board. Having met the qualifications to be eligible for the board, it was seconded, and unanimously:

RESOLVED to reelect the acting board as is.

Minutes

The Board then reviewed the minutes with the attendees from the last Annual Board meeting on September 24th, 2023. A motion was made to accept the minutes as presented; it was seconded; an:

RESOLVED: To approve the September 24th, 2023 BR HOA Annual Meeting Minutes.

Financials

President Laura Waniuk shared that with the resignation of Marchetti & Weaver for the BRMD that the BR HOA also changed accounting firms and is now working with High Altitude Accounting. High Altitude Accounting has also taken over the Dues collection services and the board has quit using AMCOBI for this to add to more cost savings. The board thus far is very pleased with the transition and High Altitude Accounting has already been a big improvement.

The BRHOA did vote in an Annual Dues increase from \$175 to \$200. Annual Revenue from Homeowner's dues and assessments remain around \$13.7K. The biggest expenses continue to be Fire Mitigation and Accounting and Admin costs for Marchetti and Weaver; which the board expects to lower in 2025 with the change to High Altitude Accounting. In terms of expenditures the HOA is a little bit over budget in the Fire mitigation line by \$4,000 for projects but the board feels that there are plenty of savings in other areas that will make up for by year end. The fund balance over the last couple of years has remained at \$99K and the board has begun to place some of these funds into CD's to earn interest rather than keeping them in a zero interest account. Interest income increased by \$2700 as a result in 2024 YTD.

Fire Mitigation

The Woodchipping project started with Zach Locke years ago and the piles of wood that you're seeing are from the various additional funds. That's a total of \$60K that went into the open space this year for deadfall clearing; please see below.

Director Mary Pierce reminded homeowners of the importance of signing up for the EC Alerts via text in the event of an evacuation order. Also, to ensure that you have an evacuation kit, a plan, and a phone tree or plan in place to evacuate pets who are often left at home. The Fire Department has recommended that residents get light reflective addresses stickers in the event of a fire so that fire fighters can see the address in a smoky environment. These are affordable and can be found on Amazon.

FIRE PREVENTION



Completed our 5th successful year of the wood chipping program!

- In 2024 3 homeowners were awarded \$1,000 each and the HOA was granted \$7,500.
- The total Eagle County cost-share assistance as of 9/4/24 is \$10,500
- New Firewise signs!

Wood Clearing of Neighborhood Open Space



- Big news this year is the clearing of our neighborhood open space. The State of Colorado awarded us a FACO (Fire Assisted Colorado) grant for \$3000, which required a match of \$1500 from the HOA and \$1500 from the county to unlock.
- Eagle County Wildland gave us \$54,000 to clear the open space
- Thank you Donnie & crew at Grounds Keeper Tree Company!

Neighborhood Security

President Laura Waniuk noted that below Big Dipper and in lower Bellyache there's been a lot of speeding and thus wildlife is getting killed. Please mind your speed, slow down, and be vigilant. Also, if you go for a walk, it's never a bad idea to wear orange due to the Hunters within BR.

Director Mary Pierce shared that The Point has gotten better in regards to activity due to signage. However, there is still activity and the Sheriff has been called. Any suspicious activity the HOA encourages homeowners to alert the police. A white Ford with a spotlight has been noted as suspicious to the neighborhood.

Planned Unit Development

Director Mary Pierce shared that the HOA is supporting the Eagles Nest and to preserve the land that is supposed to be developed at the lower portion of Bellyache Ridge Rd. The good news is they're looking at putting the Fire Department on the Valley Floor which would lower the insurance rates for all the Bellyache homeowners. Mary Pierce has written one letter to the Editor for the Eagles Nest and plans on writing another in regards to the Elk as wild life in general is disappearing from the Valley. This will take many years to come to fruition but the board will continue to monitor and communicate how it will affect the BR Subdivision.

Bellyache Ridge HOA Communication

President Laura Waniuk reminded homeowner's to please check the HOA website, the Facebook Group and the quarterly newsletters (be sure to check your junk/spam folder because it comes from mail chimp). If your contact info has changed, please be sure to email the HOA and let them know. The HOA is required to send the Annual Meeting materials and Proxy's via snail mail so please make sure that's up to date as well.

Director Mary Pierce noted that with the change in accounting firms; the HOA official mailing address has changed to the accounting company's address at High Altitude Accounting.

Architecture Control Committee

Director Mary Pierce that there's only one project going on which is Lot#2 is undergoing a big renovation (The Earth Home). BR resident Millie Aldrich is the architect for it.

There are two other projects that the ACC has approved for owners to build on but both owners have opted to hold off since building costs have been so high. There are currently only 7 vacant lots and one is being maintained as open space and may never be built on.

She also reminded everyone to check the ACC Guidelines before you begin a Project and remember to submit your application form to the ACC.

Homeowner Comments & Questions

Laura Schneider - What is the story behind the Bellyache Entry way signage?

Director Mary Pierce - the new owners who bought 4000 Bellyache (who are not part of the subdivision), thought it was on their property so they had everything pulled. The garden sits on the County Right of Way and the board researched with the County to see if there was proof of it belonging to the Subdivision and. None could be found. After the board took some heated feedback from the homeowner of 4000 BR Rd; the board has opted at this time to leave it as is.

Bill Willins - Car camping is on the rise in Eagle County but the HOA may want to consider some signage in regards to this because of the wood clearing there are now access points for people which would defer the whole drinking, fires, and camping.

Keith Ruebsam - Wanted to recognize BRMD board member, Allison Ebbets, who brought it to the Metro Board attention for the \$54K grant monies.

Rich and Ellen Ward - a big thank you to the board, Donnie, and all the work being done on the wood cleaning.

Richard Raniere - Thanks for all the wonderful job you're doing. Would it make sense to block some of those entrance ways into the open space such as blocking with logs?

Ray Selvy - agrees that we should block it with some logs/trees.

Donnie McCracken - They did ask about that and there was discussion. There are no boulders available but they will close them down when they finish over the next two weeks.

Adjournment and Notice of the Next Meeting

The next meeting, which is the Board of Directors HOA Meeting, will be held on Wednesday, October 18th, 2024 at 6:00pm via a Zoom Meeting. A motion was brought forth by President Laura Waniuk and Director Mary Pierce seconded the meeting date and time. There being no

further business to come before the Board and by motion duly made and seconded, it was unanimously:

RESOLVED to adjourn the Annual HOA Meeting of the Bellyache Ridge Homeowners Association this 22nd day of September, 2024, at 5:11 p.m.

Respectfully submitted,

Shannon Crockett
Acting Recording Secretary for the Meeting
Vail Valley Bookkeeping, LLC

Subject to Approval

BELLYACHE RIDGE ASSOCIATION
BALANCE SHEET
June 30, 2025

Assets

Cash

1st Bank Checking	9,067.17
1st bank Money Market	8,009.57
Bill.com Money Clearing	-
Alpine Bank CD 13 Month Exp 6/3/25 4.55%	41,321.71
Alpine Bank CD 5 Month Exp 4/7/25 4.12%	35,846.78
Total Cash	<u>94,245.23</u>

Other Current Assets

Accounts Receivable -Owner Assessments	75.00
A/R - Other	-
Save the Eagles Wolcott Project	189.01
Prepaid Expense	-
Prepaid Insurance	-
Total Current Assets	<u>264.01</u>

Total Assets

94,509.24

Liabilities and Equity

Accounts Payable	718.47
Accrued Accounts Payable	-
Compliance Deposits	1,000.00
Total Liabilities	<u>1,718.47</u>

Equity

Capital Reserve	82,762.23
Net Operating Surplus (Deficit)	10,028.54
Total Equity	<u>92,790.77</u>

Total Liabilities and Equity

94,509.24

BELLYACHE RIDGE ASSOCIATION
STATEMENT OF PROFIT AND LOSS
For Six Months ending June 30, 2025

	Jun-25 Actual	Jun-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	31.19	300.00	(268.81)	1,276.01	1,800.00	(523.99)	2,542.68	4,351.08
Rebiling Fees	-	-	-	-	-	-	-	-
Misc Income/Title Request Fees	-	-	-	-	-	-	88.72	-
Total Income	31.19	300.00	(268.81)	16,476.01	17,000.00	(523.99)	17,831.40	19,551.08
Expense								
OPERATING EXPENSES								
Contingency	-	-	-	-	600.00	600.00	-	600.00
Accounting Fees	350.00	350.00	-	2,625.00	2,625.00	-	2,593.50	4,725.00
Administration	-	125.00	125.00	775.00	750.00	(25.00)	806.74	1,500.00
Annual Assessment Billing	-	-	-	350.00	350.00	-	348.00	350.00
Bank Service Charges	4.00	4.17	0.17	27.37	24.98	(2.39)	23.80	50.00
Annual Meeting	-	-	-	193.58	-	(193.58)	96.57	600.00
Income Taxes	-	-	-	819.00	-	(819.00)	-	-
Insurance Expense	212.32	218.84	6.52	1,331.44	1,313.04	(18.40)	656.52	2,626.08
Landscaping	-	-	-	-	-	-	-	7,500.00
Office Supplies	45.47	50.00	4.53	326.08	300.00	(26.08)	147.71	600.00
Roadway/Entry Signs	-	-	-	-	-	-	-	1,000.00
Total OPERATING EXPENSES	611.79	748.01	136.22	6,447.47	5,963.02	(484.45)	4,672.84	19,551.08
Net Surplus (Deficit)	\$ (580.60)	\$ (448.01)	(132.59)	10,028.54	\$ 11,036.98	(1,008.44)	13,158.56	\$ -

BELLYACHE RIDGE ASSOCIATION
BALANCE SHEET
Dec 31, 2024

Assets

Cash

1st Bank Checking	5,602.88
1st bank Money Market	2,007.88
Bill.com Money Clearing	600.09
Alpine Bank CD 13 Month Exp 6/3/25 4.55%	40,527.34
Alpine Bank CD 5 Month Exp 4/7/25 4.12%	35,366.83
Total Cash	<u>84,105.02</u>

Other Current Assets

Accounts Receivable -Owner Assessments	(600.00)
A/R - Other	(229.08)
Save the Eagles Wolcott Project	152.85
Prepaid Expense	656.44
Prepaid Insurance	-
Total Current Assets	<u>(19.79)</u>

Total Assets

84,085.23

Liabilities and Equity

Accounts Payable	323.00
Accrued Accounts Payable	-
Compliance Deposits	1,000.00
Total Liabilities	<u>1,323.00</u>

Equity

Capital Reserve	83,596.97
Net Operating Surplus (Deficit)	(834.74)
Total Equity	<u>82,762.23</u>

Total Liabilities and Equity

84,085.23

BELLYACHE RIDGE ASSOCIATION
STATEMENT OF PROFIT AND LOSS
For Twelve Months ending December 31, 2024

	YTD Actual	YTD Budget	Variance Actual to Budget (unfavorable)	FYE 2023 YTD Actual	FYE 12/31/2024 Annual Budget
Revenues					
Homeowners Dues	15,200.00	15,200.00	-	13,300.00	15,200.00
Interest Income	4,165.15	100.00	4,065.15	51.98	100.00
Rebiling Fees	-	300.00	(300.00)	287.50	300.00
Misc Income/Title Request Fees	88.72	200.00	(111.28)	250.00	200.00
Total Income	19,453.87	15,800.00	3,653.87	13,889.48	15,800.00
Expense					
OPERATING EXPENSES					
Contingency	-	600.00	600.00	-	600.00
Accounting Fees	4,693.50	5,800.00	1,106.50	6,203.27	5,800.00
Administration	1,699.79	1,000.00	(699.79)	662.50	1,000.00
Annual Assessment Billing	348.00	600.00	252.00	97.50	600.00
Bank Service Charges	117.71	50.00	(67.71)	32.00	50.00
Annual Meeting	160.43	600.00	439.57	565.02	600.00
Insurance Expense	1,969.56	1,900.00	(69.56)	650.00	1,900.00
Landscaping	10,667.54	7,500.00	(3,167.54)	7,875.00	7,500.00
Office Supplies	607.69	200.00	(407.69)	147.38	200.00
Roadway/Entry Signs	24.39	1,000.00	975.61	-	1,000.00
Newsletters	-	250.00	250.00	215.76	250.00
Total OPERATING EXPENSES	20,288.61	19,500.00	(788.61)	16,448.43	19,500.00
Net Surplus (Deficit)	(834.74) \$	(3,700.00)	2,865.26	(2,558.95) \$	(3,700.00)