

AGENDA
BELLYACHE RIDGE HOMEOWNERS ASSOCIATION
WEDNESDAY March 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 bellyachesubdivision.com)

1. Call to Order
2. Approval of Minutes: December 18, 2025 Meeting
3. Review Financials
4. Ratification of Accounts Payable
5. Review of Accounts Receivable
6. Update on community fire mitigation projects/efforts
6. Update on lights and security at lookout point
7. ACC Updates
8. Other Business-Spring Newsletter ideas
9. Next regular meeting: June 17, 2026
10. Adjournment



RECORD OF PROCEEDING

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

BELLYACHE RIDGE HOMEOWNERS ASSOCIATION

HELD WEDNESDAY, December 17th, 2025, AT 6:00 P.M.

A Regular Meeting of the Board of Directors of the Bellyache Ridge Homeowners Association was held on December 17th, 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

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 6:04 p.m.

PUBLIC COMMENTS & DISCLOSURE OF ANY CONFLICTS OF INTEREST

There were no attendees from the public.

MINUTES

President Mary Pierce moved to approve the minutes of the meeting held on June 17th, 2025, as presented. It seconded, a vote was taken, and the motion carried unanimously:

RESOLVED to approve the June 17th, 2025 Regular meeting minutes as presented.

BOARD MEMBER TITLES

President Mary Pierce brought forth the opportunity for the titles of the board members to be presented as is with Karen Konicek as Vice President and May Allyn, the recently added board member, would assume the role of Secretary/Treasurer. A motion was made by President Mary Pierce to adopt the board member titles as presented, it was seconded and unanimously:

RESOLVED: To adopt the Board member titles as: President Mary Pierce, Vice President Karen Konicek, and Secretary/Treasurer Mary Ally.

PRELIMINARY FINANCIALS REVIEW

The BRHOA Statement of Profit & Loss dated October 31st, 2025 Actuals was reviewed, as prepared by High Altitude Accounting. The report shows a Beginning Fund Balance of \$84,085 with current Revenues of \$17,489. Expenditures totaled (\$13,775) with an Ending Fund Balance of \$74,675. 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 due to the large participation in this year's woodchipping project the board paid additional monies to Donnie at Groudskeeper LLC out of the Capital Reserve account, which was the additional \$14,800 after the -\$7.5K Eagle County Credit. It was agreed that a safe bench mark for the Capital Reserve account is \$50K. The board also deemed it necessary to increase the Landscaping line to \$10K, change the name to Fire mitigation, and to fund the increase of \$2500 from the Capital Reserve. The board will then go the Homeowner's in the Annual Meeting and bring a proposition forward to increase the annual dues in order to cover the costs of the wood chipping. Also in 2026 the board does not foresee spending the \$1500 on the security at the point to help fund the woodchipping program.

There were not expenses in the Roadway/Entry Signs line but the board's still looking for a volunteer to clean up the Bellyache Bear signage. It was decided to restore the bear and then place it at the entrance to Big Dipper. Then to place the metal Bellyache Bear sign up at The Point. After discussion the board agreed that the garden should be forgotten at this time unless a resident wishes to form a committee and do the work. The admin line was over \$250 but that was mainly due to the Articles of Incorporation and the additional Annual Meeting work with the resignation of Laura Waniuk.

The reason the 1st Bank Checking has a large \$32K is because the board cashed in a CD in order to move it to Alpine Bank from Chase. The board strives to maintain no more than \$8K in the checking account to cover expenses. President Mary Pierce shared that 1st Bank is merging with PNC and the bank brand will change.

The Save the Eagle \$189 amount was debated and after discussion it was agreed that the monies was worth it for the Board to expense it to the HOA as a Project that was supported by a majority of residences to benefit the community so as to attest to the Wolcott PUD Development. The \$189 will be moved from the Balance Sheet to an expense and will be a discussion topic at the Annual HOA Meeting.

ARCHITECTURE CONTROL COMMITTEE

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

Lot 2 (Zion) – is still in progress and anticipate the completion of the interior by Spring of 2026 and the exterior should be done in the next 2 months. The drive way landscaping should be starting in spring of 2026. The ACC Guidelines says that it should be done within 2 years of the application. The project is getting pushed back still.

The Stoneking Remodel - There's some exterior work to finish up and the drive way will have to wait till Spring.

Beckman – Grading in the back of the home and new slab however the resident is dealing with the water that is coming off of the hill. They are looking at getting new windows next year so they've asked the ACC to retain the deposit.

Payne - put on a new roof and it's complete already.

Pirog - working on improving the entrance but it's delayed until Spring.

PUD UPDATES

Director Mary Pierce shared that the project is still in progress and they're no longer looking at building the homes on lower Bellyache Ridge Rd.. They are however, looking at redoing the land on the Wolcott valley floor for future development.

OTHER BUSINESS

Firewise - The Firewise program is approved again and the HOA has been awarded the designation. There is a packet that need to be posted on the website for roughly \$50/quarter under the Admin line.

Nottingham Point Security – The board shared that there apparently is a lot of people “peeing” and the Sheriff has been called 3 times this year.

Spraying and Weeds – The board is going to touch base with Kevin French in the Spring. Karen spoke to the County for a match and there is a weeds matching program but there is none for the HOA. If homeowner's fill out an application and send in photos of the weeds then the County will come out and spray for the weeds at their individual residences which was shared at the annual HOA meeting.

2026 Dues – High Altitude Accounting wants to send out the billing for the dues though [Bill.com](https://www.bill.com) but before she does that President Mary Pierce wants to send out an email to the homeowners about the billing and the late fees.

2026 BR HOA Meeting Schedule

President Mary Pierce presented the 2026 Meeting Schedule and shared that after changing to 4 quarterly meetings in lieu of the previous years of 6 bi-monthly meetings to keep the regular meetings at quarterly intervals in 2026. This is mainly due to the fact that many of the board's duties can be resolved thanks to email, smartphones, and Zoom meetings these days. President May Pierce made a motion to adopt the 2026 BR HOA Meetings Schedule as presented, it was seconded and unanimously:

RESOLVED: To adopt the 2026 BR HOA Meetings
Wednesday, March 18th, 2026
Wednesday, June 17th, 2026
Wednesday, September 16th, 2026
Wednesday, December 16th, 2026

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 17th day of December 2025, at 7:25 p.m.

The next regular District meeting is scheduled for 6:00 p.m. Wednesday, March 18th, 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
January 31, 2026

Assets

Cash

1st Bank Checking	17,193.74
1st bank Money Market	24,974.61
Bill.com Money Clearing	775.00
Alpine Bank CD Expires 11/3/25 3.93%	41,942.14
Alpine Bank CD Exp 9/7/25 3.93%	-
Total Cash	<u>84,885.49</u>

Other Current Assets

Accounts Receivable -Owner Assessments	4,215.00
A/R - Other	-
Save the Eagles Wolcott Project	-
Prepaid Expense	-
Prepaid Insurance	1,494.17
Total Current Assets	<u>5,709.17</u>

Total Assets

90,594.66

Liabilities and Equity

Accounts Payable	1,360.12
Accrued Accounts Payable	-
Compliance Deposits	3,000.00
Total Liabilities	<u>4,360.12</u>

Equity

Capital Reserve	70,783.36
Net Operating Surplus (Deficit)	15,451.18
Total Equity	<u>86,234.54</u>

Total Liabilities and Equity

90,594.66

**BELLYACHE RIDGE ASSOCIATION
STATEMENT OF PROFIT AND LOSS
For One Month ending January 31, 2026**

	Jan-26 Actual	Jan-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								
Homeowners Dues	17,100.00	17,100.00	-	17,100.00	17,100.00	-	15,200.00	17,100.00
Interest Income	130.50	208.37	(77.87)	130.50	208.37	(77.87)	271.52	2,500.00
Total Income	17,230.50	17,308.37	(77.87)	17,230.50	17,308.37	(77.87)	15,471.52	19,600.00
Expense								
OPERATING EXPENSES								
Security	-	140.00	140.00	-	140.00	140.00	-	140.00
Accounting	900.00	875.00	(25.00)	900.00	875.00	(25.00)	875.00	4,725.00
Administration	250.00	166.63	(83.37)	250.00	166.63	(83.37)	175.00	2,000.00
Annual Assessment Billing	350.00	350.00	-	350.00	350.00	-	350.00	350.00
Bank Service Charges	-	4.99	4.99	-	4.99	4.99	3.73	59.00
Annual Meeting	-	-	-	-	-	-	-	1,100.00
Income Taxes	-	-	-	-	-	-	-	500.00
Insurance	135.83	218.87	83.04	135.83	218.87	83.04	218.84	2,626.00
Fire Mitigation	-	-	-	-	-	-	-	7,500.00
Office Expense/Supplies	60.12	50.00	(10.12)	60.12	50.00	(10.12)	-	600.00
Roadway/Entrance Signs	83.37	-	(83.37)	83.37	-	(83.37)	-	-
Total OPERATING EXPENSES	1,779.32	1,805.49	26.17	1,779.32	1,805.49	26.17	1,694.01	19,600.00
Net Surplus (Deficit)	\$ 15,451.18	\$ 15,502.88	(\$1.70)	\$ 15,451.18	\$ 15,502.88	(\$1.70)	\$ 13,787.51	\$ -

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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Place 1/3 cup of cornstarch at the bottom of a big container. Add the shrimp and cover with another 1/3 cup of cornstarch. Put on the lid and shake well. Leave the shrimp in the container and set it aside. The first tbsp of cornstarch in the marinade acts like glue, which will catch more starch while shaking.

To make the sauce, thoroughly combine the sugar, cornstarch, light soy sauce, Chinese black vinegar, and water. You can replace Chinese black vinegar with white or rice vinegar; however, you will miss a bit of the distinctive fermented taste.

Add 1.5 cups of oil and the peanuts to the wok. Stir constantly over medium-low heat for 2-3 minutes. Remove the peanut when you see they are slightly opened; set them aside. If allergic to peanuts, use a different kind, such as walnut or almond. If your peanuts are roasted already, skip this step.

Put the shrimp into a sieve and shake it a few times to eliminate the excess starch. Next, heat the oil to 400°F / 204°C and fry the shrimps in 2 batches for 2-3 minutes each. Crowding the wok risks overcooking the shrimp as it will quickly drop the oil's temperature.

Transfer the shrimp to a rack to drain out the excess oil. Sieve the starch crumbs from the oil before frying the next batch of shrimp.

Remove most of the oil and keep 1.5 tbsp in the wok. Add garlic, ginger, the white part of the scallions, red dried chilies, and the Sichuan Dou Ban Jiang. Stir over medium-low heat for a couple of minutes or until fragrant.

Add the Sichuan peppercorn powder. Pour in the sauce. Keep stirring until the sauce is thickened. Add the reserved green part of the scallion, the peanuts, and the shrimp. Toss until everything is coated thoroughly. Serve with white rice.

This dish can be made without chilies, Sichuan peppercorns, and the Dou Ban Jiang. That's what most Americanized takeout restaurants do. However, these three ingredients create the classic spicy and numbing flavor, which stands the authenticity.

Bellyache Ridge Homeowners Assoc.
A/R Aging Summary
As of March 3, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
F2 Lot 29-Shamshuryn	0.00	0.00	225.00	0.00	0.00	225.00
F2 Lot 30-Heckman	0.00	0.00	225.00	0.00	0.00	225.00
F2 Lot 43-Ranieri	0.00	0.00	225.00	0.00	0.00	225.00
F2 Lot 47S-Delonay	0.00	0.00	225.00	0.00	0.00	225.00
F2 Lot 66-Dinenberg	0.00	0.00	225.00	0.00	0.00	225.00
TOTAL	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>1,125.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>1,125.00</u></u>