

## BUCKHORN RANCH HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 13, 2013 8 am  
Skyland Lodge meeting room

### In Attendance

Ben Somrak - President  
Trevor Maltby – Vice President  
Morgan Weinberg – Secretary / Treasurer  
Beth Appleton – Association Attorney  
Wendy Chatham – Association Bookkeeper

David & Jane Brennan, Spencer & Cathy Low, John Davis, Shirley Saunders, Mike Rock & Trish Layton, Molly Minneman, Mavis & Wendy Kelsey, Grant Bremer, Sally Hall, & Sharon Gentry, Ginny Turner, Ingrid Gebavi, Richard Saperstein, and Kevin Hofstra (Stallion Park)

The meeting was called to order at 8:06 and due to the developer in default no quorum was achieved.

### **Update regarding settlement funds and new development concepts**

The settlement committee consists of Trish Layton, Channing Boucher, and Bill Munholland of which the Chairperson, Trish Layton was in attendance. Mr. Somrak presented plans of a new entry and street signage throughout the neighborhood that was well received. This would include a ranch gate at the entry with signs pointing to North Avion Dr. and South Avion Dr. and would include an HOA posting board for information and notices. The next step is to have the settlement committee contact the receiver, Tom Dill to approve and then give it to Judge Patrick for final approval. Work could begin as early as late fall. If anyone has any ideas you are encouraged to contact Trish Layton at [trish@trishlayton.com](mailto:trish@trishlayton.com).

### **Update regarding flooding issues and new head gate project**

There have been some flooding issues on the west side of the runway, due to Bill Lacy's ditches. One of the culverts overflowed its banks and flooded the Olsen's house. Grant and Ben temporarily diverted the water into Buckhorn Lake. A new head gate will be installed this fall. This new head gate will direct water into a ditch alleviating the standing water attracting mosquitos.

### **Financial Report given by Wendy Chatham, Association Bookkeeper**

As of June 30<sup>th</sup> there is \$30,313.00 in the 1&2A bank account and \$47,605.00 in 2B, for a total of \$77,918 in both accounts. The total accounts receivable is \$164,151.00 – some of which is from the dues that were billed on June 20<sup>th</sup> and due July 20<sup>th</sup>.

Landscaping is over budget by \$665.00 because of weed spraying, however, there was a grant program in which the association received \$1538 back. Accounting fees are up \$2995 over budget b/c of the audits from 2007 – 2010 that were performed by McNurlin & Associates. Legal is also over budget by \$9700.00. This is mainly due to changes in the design review guidelines & liens.

There was a savings of \$7698.00 in snow removal, \$2670.00 in road maintenance, and \$1466.00 in bookkeeping. Overall expenses were down \$5303 from what we budgeted.

Landscaping and legal was increased in the 2014 proposed budget, but all other categories have remained the same. Unfortunately, due to anticipated bad debt this leaves us with a net loss of \$19,651.00, which does not leave a favorable impression with potential buyers. There are three ways to alleviate this: We can take out the anticipated bad debt line item and operate as though everything was status quo, we can raise dues or we can have a special assessment. Since we don't have a quorum, we can't vote, however the Board can decide on a course of action after getting feedback from the general membership. It was generally thought that raising dues would be a better solution.

Mr. Low also brought up the topic of the association trying to re-coup the money that was spent on legal fees trying to obtain the settlement money. Ms. Appleton will look into the language of the settlement agreement and Mr. Low will write a letter.

Ms. Appleton discussed the dues structure at Stallion Park with Kevin Hofstra, the Secretary for Stallion Park. Currently, Buckhorn Ranch is receiving \$20.00 per lot for a total of \$40.00 per month in dues. It was agreed they would need to work together in trying to change the dues structure. It was discussed that every household in Stallion Park would be billed just the same as Buckhorn and therefore creating more than \$8000.00 per year in income.

There was an audit performed by McNurlin and Associates for 2007 – 2010 and no bookkeeping irregularities were found. There will be audits every 2 years from now on.

Currently, the bylaws state our quorum is 50%, whereas most associations are 20%. Ms. Appleton stated we may be able to petition the courts for some help and she will investigate.

**New Business:**

Mike Rock questioned the purpose of the stop signs on the runway. Ms. Appleton will look into either removing these or replacing them with a yield sign.

The dilapidated wooden structure by the tennis courts was also thought to be a liability. Mr. Somrak will investigate whether to board up or post signs for liability purposes.

Mr. Bremer brought up the issue of the road by the tennis courts that leads to Fantasy Ranch and how the adjacent land owner gated off the road. Mr. Bremmer wanted to get a sense of how the homeowners want to proceed. It was stated that the bridge over the irrigation ditch was suspect and should be open to only foot and bike traffic. Ms. Appleton will call and discuss the matter with Steve Gurri.

Mr. Somrak brought up the issues of dogs and off-road vehicles. He stated there have been many nights when ATVs and off-road vehicles have been driven on the roads, airstrip and through the fields often late at night. He realizes that there is a place for off-road vehicles, but perhaps a residential neighborhood is not the place. Ms. Appleton advises to handle this issue through rules and regulations and to limit the times and access through letters and fines. It seems some owner are not picking up after their dogs. Ms. Appleton stated this falls under the declarations and in the next mailing the board will send a letter stating the rules and regulations.

Kevin Hofstra the Secretary from Stallion Park made a presentation. There are 24 condos within Stallion Park; 17 are privately owned and the Gunnison Valley Housing Authority owns 5. Two of the units that are privately owned are owned by the developer, one of which is under contract and the other is being listed. They have bi-monthly meetings. Richard Landy is currently President, but has plans to step down once his last units have sold. Once this happens, Ray Watson who is the Vice-President will be taking over the bookkeeping. Kevin estimates of the 17 units that are privately owned, 50% are rented, 25% are used by homeowners on a monthly basis, and 25% are homeowners visiting a couple times a year. Some of their projects are:

Increasing the size of the dumpsters so they will not be overflowing.

Landscaping has been an issue because of no property manager. There will be some dead pine trees that will be removed, but hopefully the grass will green up. They are also working with the county manager to clean up the construction debris.

General appearance: fine schedule for immobile vehicles, storage in the common areas, and recreation equipment stored in outside of garages.

There was some confusion as to whether Stallion Park was able to utilize the settlement funds for their routine maintenance. Ms. Appleton suggested they have a conversation with the settlement committee regarding not paying for routine maintenance, but perhaps creating a berm with some trees and other landscaping that would mitigate the visual appearance of Stallion Park.

The meeting was adjourned at 10:36 am.