

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 30, 2021 – 5:30 P.M.
VIA PHONE**

Board Members participating:

Kate Somrak
Tom Shepard
Cathy Low
Jan Dijkstra
Chris Edmonds
Jeff Hermanson

Others participating:

Rob Harper, Toad Property Management
Bart Laemmel
David and Emily LeClair
Thomas Inglis
Jon Woodward
Don Stewart
Ben Somrak
Scott & Betty Cox
Paul & Magda Tillger
Charlie Amis
Doug Benedict
Casey Lanza
Eric Dishmon
Ashley Macleod
Galen Betz
Chris & Kiley Sahr

Rob called the meeting to order at 5:37 p.m. and confirmed there was a quorum.

Kate made a motion to approve the minutes of the November 5, 2020 meeting. Tom seconded the motion and it was unanimously approved.

Chris gave a financial update and explained changes had been made in the presentation of the financial information. Chris explained the Association was in good financial shape. Scott Cox referenced the Auditor's note 5 and Chris said the non-compliance language related to the Water Company and did not have an impact on the operation of the Association. Chris said when more information was available on potential costs for the Water Company improvements that information would be made available to owners.

Bart Laemmel said three homes were currently in the review process and the review of two additional homes would start next month. Five homes were in the construction phase. Bart explained a multi-family project was under review and the combining of lots

was the first part of the review. Kate said a community newsletter would include information about any construction projects being considered by the Design Review Committee so owners would be aware of the projects under consideration each month. Bart left the meeting.

Ben Somrak said the Water Committee would be contracting with a well driller to drill a monitoring well during the summer. Once the information from the monitoring well had been reviewed a 12 inch municipal case well would be drilled which would provide sufficient water for future use. Ben reminded owners to be smart and cautious with the irrigation of landscaping. Ben said Chris Edmonds and Galen Betz had joined the Water Committee.

Cathy gave a CB Airpark update and explained winter operation had gone smoothly. Cathy said there would be regular member and Board meetings with the first member meeting being held on the same weekend as the Association's annual meeting. Jeff explained the runway was a great amenity and there had been increased interest in real estate, including the runway lots.

Kate said United Companies planned to start work on North Avion and the associated streets the week of May 24, 2021. Kate explained the date might change depending on weather and owners would receive alerts once the actual date was known. Kate said the work would take three or four days to complete. Kate explained a bid for South Avion would be obtained next week and it was hoped the work would be completed in 2021 if funds were available. Rob explained the Board would also be compiling a list of minor repairs to the roads and driveway entrances so that work could be scheduled with either United Companies or SealCo.

Tom said Bart Laemmel had provided comments/suggestions for the Commercial Design Guidelines and the Board would continue to work on the Commercial Design Guidelines. The Commercial Design Guidelines would be shared with owners for comments after the document had been reviewed by Beth Appleton, the Association's legal counsel.

Kate explained Tom Filippini would be joining the CB Airpark, Beverly Troxtell was working on the community newsletter and Galen Betz had joined the Water Committee. Tom and Beverly could not attend the meeting and Galen introduced himself.

Kate made a motion to appoint Galen Betz to the Water Committee. Chris seconded the motion and it was unanimously approved.

Kate made a motion to appoint Tom Filippini to the CB Airpark Board. Chris seconded the motion and it was unanimously approved.

Kate made a motion to appoint Beverly Troxtell to the Board to complete the remainder of David Brennan's term. Chris seconded the motion and it was unanimously approved.

Rob explained three Board seats would be available in the Summer and owners interested in joining the Board should contact Toad so their names could be added to the Ballot. Rob said an email would be sent to all owners asking for volunteers.

Chris made a motion to appoint Kate Somrak as President of the Board. Tom seconded the motion and it was unanimously approved.

Kate said the Board was reviewing options to improve snow removal in the 2021/2022 season. Kate explained some owners had submitted to the Board short-term rental guidelines. Kate said the short-term rental guidelines would be reviewed by the Board and any Covenant amendment for short term rentals would be presented to owners prior to the annual meeting. A Ballot would be circulated to all owners for an official community vote at the annual meeting. Kate explained the Board was attempting to introduce guidelines which would be fair to everyone and specifics were not available at the present time. A request was made to ban short-term rentals and it was explained that would require a Covenant Amendment with 67% approval of all owners. Rob explained the current Non-Owner Occupancy Policy document was available for review on the Buckhorn page of the Toad website. The Board would continue to work on the guidelines and attempt to consider the different opinions of owners and have a document for review by the next Board meeting.

Concern was expressed about a potential wedding venue being set up on land neighboring Buckhorn. Rob explained the Board and the Association's legal counsel had been involved in the County review of the earlier proposal but no updates were available and it was not clear if the neighbor intended to pursue the land use change request.

Chris made a motion at 6:30 pm to adjourn the meeting. Kate seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management