

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 5, 2020 –6:00 P.M.  
VIA ZOOM**

**Board Members participating:**

David Brennan  
Kate Somrak  
Tom Shepard  
Cathy Low  
Jeff Hermanson  
Jan Dijkstra

**Others participating:**

Rob Harper, Toad Property Management  
Beth Appleton, Association legal counsel  
Brian Landy  
Dick Landy  
David and Emily LeClair  
Thomas Inglis  
Chris Edmonds  
Rusty and Mandy Thompson

Rob called the meeting to order at 6:05 p.m. and confirmed there was a quorum.

David made a motion to approve the minutes of the July 25, 2020 meeting. Jeff seconded the motion and it was unanimously approved.

Kate said the cash accounts were well funded and expenses were running close to budget. Kate explained the Association was in a good position financially and road maintenance would be discussed later in the meeting. Kate said audited financial records should be available by January 2021 and would be in an easy to read format.

David said Grant Bremer could not be at the meeting but good progress had been made by the Water Committee and scouting was currently underway for locations to drill a new well. The new well would be to address future water needs as more homes were built. David explained Frank Woodruff had sold his house and left the Board and the Water Committee. Grant Bremer was the new lead on the Water Committee. Jack Dietrich was retiring and a new water plant operator, Brian Carney, had been hired. Brian lived in Stallion Park, was licensed and trained and currently working with Jack to become familiar with the Buckhorn system. The Water Committee now consisted of David Brennan, Grant Bremer, Ben Somrak and John Davis.

Dick Landy said an application had been made to the County to drill a well on Lot 102a and it was necessary for the Water Company to provide a letter to the County confirming the Water Company had no objection to a well being drilled. David confirmed the Water

Committee would be meeting to discuss and draft a letter to the County. Dick explained the Upper Gunnison Water Conservancy District had indicated support for the drilling of a well on Lot 102a.

Cathy said the Airpark had been working well and there had been less unauthorized landings. Cathy confirmed local realtors had been advised of the procedure if a potential buyer wanted to fly in to view a specific lot and the realtor would meet the potential buyer at the runway. Cathy confirmed the pilot would need to complete a form prior to landing and that form was available on the Toad Property Management website on the Crested Butte Airpark page.

David explained significant work had been performed on some of the north side roads but then United had stopped the work as the night time temperatures were too low to continue the process of chip and seal. David said work would resume in the Spring and work would be extended along North Avion. Work on additional roads on the south side would also commence in the Spring if funds allowed. David encouraged owners who had not paid the full assessment to make that full payment now as cash flow might limit the amount of work performed in the Spring. David said the Board would discuss the funding for road work in January when year end figures were known. Rob agreed to check the July annual meeting minutes to make sure the \$2,800 special assessment was accurately explained.

Dick Landy said a list of proposed uses for C3 had been submitted and Beth Appleton said she would review the list for compliance with the governing documents.

David said a finance team had been formed after the last meeting to assist Kate and Chris Edmonds, an owner and accounting professor, introduced himself. David explained there was a vacancy on the Board due to Frank Woodruff selling his house, and the selection committee had met with Chris and supported Chris joining the Board to fill the remaining part of Frank's term. David made a motion to appoint Chris Edmonds to the Board for the remainder of Frank's term, ending in July 2021. Kate seconded the motion and it was unanimously approved.

David made a motion to elect Chris Edmonds as Treasurer to replace Kate Somrak. Jan seconded the motion and it was unanimously approved.

David made a motion to elect Kate Somrak as Vice President. Jan seconded the motion and it was unanimously approved. The new officers would be:

President	David Brennan
Vice President	Kate Somrak
Treasurer	Chris Edmonds
Secretary	Jan Dijkstra

Rob said a complaint had been received about dogs running loose in the neighborhood and Rob reminded dog owners to keep dogs on a leash or contained on a lot. David

reminded dog owners to pick up dog poop and dispose of the poop bags in the correct locations and not leave the bags by the side of the road.

Rob said a complaint had been received about speeding on North Avion and Rob reminded drivers to keep to the speed limits and David confirmed Bart Laemmel had reminded contractors to obey the posted speed limits.

David made a motion at 6:45 pm to adjourn the meeting. Jan seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management

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