

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING**

**JUNE 22, 2016
5:30 PM**

**TOAD PROPERTY MANAGEMENT, INC.
318 ELK AVENUE,
CRESTED BUTTE, CO 81224**

Those present:

Lot M3-35	Morgan Weinberg	monkeyshowpictures@me.com
Lots 36,37	Bob Silverman	bob.silverman87@gmail.com
Lot 66	Spencer Low	foxterra@hotmail.com
Lot M2-18	Sean Turner	sean.turnercb@gmail.com
Lot 35	Frank Woodruff	fewjrw@gmail.com
	Bill Clarke	wclarke@nbhbank.com

Beth Appleton, Attorney for Buckhorn Ranch Association
Kevin Hofstra, Stallion Park
Rob Harper, Toad Property Management, Inc.

By Phone:

Lot M3-1	David Brennan
Lots M2-56, M2-57	Eric Tunkey
Lot 74	Barry Muirhead
Lots 50,52,M2-3,M2-4,M2-60,M2-8	Rich Saperstein
Lot C-3	Richard Landy
Lot M3-13	Joel and Nancy Olsen

Rob Harper called the meeting to order at 5:32 and it was determined that there was a quorum. Proof of notice of this meeting was sent to all owners on June 4, 2016. Morgan Weinberg made a motion to approve the minutes from the meeting of March 24, 2016. Bob Silverman seconded this motion and it was approved unanimously.

Financial Report: Bob reports that dues have been collected in the amount of \$74,000. Legal bills are running over. Snow removal is running under. There is a \$42,000 operating balance.

New fine schedule (not involving design/construction violations) proposed as follows – 1st offense would be a written warning. 2nd offense would be \$50; 3rd offense, \$100; 4th offense, \$300. Additional fines could be levied at the discretion of the Board of Directors. Morgan made a motion to adopt the fine schedule. Frank seconded, motion unanimously approved.

Runway Update: Beth Appleton confirmed that a surveyor has completed a legal description. In about a month, the Association will have ownership of the piece of property on which the un-encumbered runway sits. Spencer confirms to Nancy that the runway is private with the exception of emergency landings and fire-related evacuations. The Bankruptcy matter is moving forward. Lot 11 was approved by the court to be put on the market. Front range court action between the Bank and Mr. Landy was closed and a large judgment was entered against Mr. Landy; Beth speculated that he would appeal.

New Business: The new entry gate was damaged by a contractor but will be fixed by that contractor as soon as possible. Comments from the group state that the new signage looks great. David Brenner asks about mail delivery vs. PO Boxes. Discussion about a central mail delivery station like that of CB South. Barry Muirhead asked about the gate at the north corner. Is it supposed to be open, Morgan explained that it is and that he is working on it. Nancy asked about the 90 lots, are they for sale to a developer? Bill Clarke explained that questions exist that can only be answered within the on-going litigation. Eric's eastern neighbors and the contractors that are working on the property have been driving in the open space, marring the land. Morgan told Eric to contact Toad to be the enforcer regarding violations. Discussion about following the rules and keeping the quality of life held to high regard.

Morgan made a motion to adjourn the meeting which was seconded by Spencer. All are in favor and the meeting adjourned at 6:12 pm.

Prepared by Rob Harper
Toad Property Management, Inc.