

**HIDDEN RIVER RANCHES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**MONDAY DECEMBER 5 2016 2:00 PM MST**  
**318 ELK AVENUE SUITE 24, CRESTED BUTTE, CO 81224**

**In Attendance:**

Tracy Wentz  
Roger Cesario  
Rob Green - via telephone

Brent Allen - via telephone, joining meeting at 2:32 pm

Rob Harper, Toad Property Management, Inc.

Rob Harper called the meeting to order at 2:00, confirming a quorum. Roger made a motion to approve the minutes of the meeting held on June 30 2016, Tracy seconds, all in favor, minutes approved.

**Cattle Grazing:** Signed leases have expired as of April 30 2016. Discussion about increasing the fees, what is reasonable? Flat fee (currently \$1500) or per unit? A unit is defined as a cow/calf, which is hard to count. Labor & materials for fence maintenance need to be taken into consideration. Rob Harper will talk with Doug Washburn. The main points – 20 years since a price adjustment; asking his idea of a fair price; we like that you are there; needs to be convenient and work for both sides. Rob will bring Doug's proposal back to the Board

**Covenant/Rules Enforcement:** Landowner of Lot 10 has committed several violations. There has been a temporary trailer parked on his lot, photos, for documentation, are needed. Cutting and burning of brush, other landscaping violations have been performed without notice or regard of the rules and regulations. Discussion on how to handle, what might be the level of damages, what might be re-coverable. A concise, highlighted, notation of the penalty and/or fine(s) structure could be sent with the Toad welcome package; is this enough? Retroactive fining might be difficult, but a violation notice should be sent; Rob Harper will send notice as well as contacting attorney Jill Norris for guidance on further action.

**Design Guidelines:** A prior build had some issues with clarification of window color. It was decided to read-over the current design guidelines and make notations for any changes based on prior problems & experiences, plus the idea of keeping up with the times. The objective is to have a clearly worded process for all future builds. Further discussions to happen via email.

**Road Maintenance Plan:** Rob Green states Jay's best estimate annual number is \$1200 yearly for general maintenance, including filling pot holes, road bed mowing and spraying (as necessary). Should a new account be set up? Spend all or carry over funds? Should a winter be gone through for more information? Jay suggests mag-chloride and grading should be done on the main road every year with the side roads being done every other year. The Board agrees the side roads should not be ignored, but will take some time before deciding on an exact maintenance schedule.

**Horse Pasture Update:** Tracy has notes on a re-write for the common pasture rule. Rob will copy her notes and send to all for a review. Since the new owner of Lot 13 has a possible idea of a horse boarding facility, Tracy wants to clarify this rule.

**New Board Member:** The by-laws state the Board should be 3-5 members; the current Board of 4 is compliant. It was decided to have Rob Harper send an email out to all property owners, who might be interested in serving? Rob Green makes the point about having full time & part time owners represented, which is now at 2 and 2.

With no New Business, meeting adjourned at 3:13 pm.

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Prepared By

Rob Harper, Toad Property Management, Inc