

**MINUTES OF THE McCORMICK RANCH ASSOCIATION
OWNERS MEETING
318 ELK AVENUE, SUITE 24
JANUARY 2, 2014**

Present: Jeff Serra
Jim Fisher
Gordon & Angela Reeves, Toad Property Management

By Phone: Scott Nelson
Doug Hosier
John Bailey
Collin Sprau

The meeting was called to order at 4:05 p.m. on Thursday, January 2, 2014.

Angela explained the notice of meeting had been e-mailed on December 29, 2013 and said all 7 lots were represented at the meeting.

Angela said the minutes of the December 22, 2012 meeting had been distributed immediately after the meeting and also prior to this meeting. Jeff made the motion to approve the minutes as written. Scott seconded the motion and it was unanimously approved.

Angela explained the sewer line had been installed and an air test had been conducted on the HDPE pipe. Williams Engineering were satisfied with the test. However, the Town of Crested Butte did not believe an air test to be the appropriate form of testing and had asked for a hydrostatic test to be conducted in the Spring. Lacy Construction had submitted an invoice for the completed work of \$103,265.25. Angela explained the plans for the sewer line had not included valves to allow the sewer line to be shut off when new lots were becoming operational. Bill Lacy had identified this need and Bill had explained the valves must be in place for a hydrostatic test to be conducted. After discussion it was unanimously agreed Lacy Construction would be paid 95% of the outstanding invoice with the balance being paid once the Town of Crested Butte had signed off on the testing. Concern was expressed at the cost of testing twice and the need to install valves after the pipe was in place. Collin agreed to contact Williams Engineering to discuss the funding for the hydrostatic test and the labor for digging the holes for the valves. Angela agreed to speak to Bill Lacy to establish the best time to complete the installation of the valves.

Angela said the 2014 Budget kept dues at the same level as 2013 and no additional special assessments were planned. The draft 2014 Budget was unanimously approved.

Collin was elected to the Board of Directors for an additional three year term.

The meeting adjourned at 4:50 p.m.

Prepared by Angela H. Reeves