

**MINUTES OF THE McCORMICK RANCH ASSOCIATION  
OWNERS MEETING  
909 McCORMICK RANCH ROAD  
JANUARY 4, 2011**

Present: Collin & Kathy Sprau  
Wendy Fisher  
Doug Hosier  
Angela Reeves, Toad Property Management  
By Phone: Scott Nelson  
Jeff Serra

The meeting was called to order at 4:40 p.m. on Tuesday, January 4, 2011.

Angela explained the notice of meeting had been e-mailed and said 6 lots were represented at the meeting.

Angela said the minutes of the December 30, 2009 meeting had been distributed immediately after the meeting and also prior to this meeting. Kathy made the motion to approve the minutes as written. Doug seconded the motion and it was unanimously approved.

Angela said no sewer line plans had been received from Bob Williams but they would be received in the next few weeks together with cost estimates. Angela said she would distribute the information to all owners.

Angela said the gate was open at the present time due to two circuit boards failing in the past six weeks. It was unanimously agreed the gate would be left open until the Spring.

Angela said noxious weeds along the edge of the road had been sprayed once but no weed pulling had occurred. After discussion it was agreed the spraying had been reasonably successful and two applications would be applied during 2011.

Kathy said the location of the Nordic trails was good and it was generally agreed the trail system was operating well.

Angela said the 2011 Budget kept dues at the same level as 2010 but additional sewer line expenses were expected. It was agreed that if the sewer line expenses depleted the operating account a special assessment would be levied against each lot. After discussion Kathy made a motion to approve the 2011 Budget as distributed. Doug seconded the motion and it was unanimously approved.

Collin was elected to the Board of Directors for an additional three year term and agreed to continue as President of the association.

Angela thanked Collin and Kathy for once again hosting the annual meeting. The meeting adjourned at 5:15 p.m.

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Prepared by Angela H. Reeves