

**MINUTES OF THE  
McCORMICK RANCH ASSOCIATION BOARD MEETING AND HEARING  
318 ELK AVENUE  
CRESTED BUTTE, COLORADO  
WEDNESDAY, APRIL 7, 2021  
VIA ZOOM**

Present:                   John Mason  
                              Anna Love Gardner  
                              Scott Nelson  
                              Wendy Fisher  
                              Edith Gibney  
                              Scott Kelley, Toad Property Management  
                              Jordan Brandenburg, Toad Property Management

The meeting was called to order at 9:30 a.m. and Jordan Brandenburg confirmed there was a quorum with two Board members participating.

Jordan explained the purpose of the meeting was an architectural review hearing for the house plans submitted for Lots 6 and 7. John explained the Architectural Review Board was the same as the Executive Board and John and Anna would be the only ones voting as Luke, owner of Lots 6 and 7, would not be voting.

John explained the Architect, Dan Murphy, had confirmed construction would just be a house, a guest house, and a garage on Lot 6 and the barn planned for Lot 7 would be considered at another time. John said a building envelope adjustment had been approved in 2019 for the previous owner of Lot 6 and the buildings planned for Lot 6 were within the adjusted building envelope, not the envelope shown on the original McCormick Ranch plat.

John confirmed a wetlands study had been performed on Lot 6 two years ago and the studies were good for five years. Dan Murphy, the Architect, had confirmed he was not aware of any wetland issues on Lot 6.

John said the Covenants did not specifically say the height of a building was measured to the roof line or to the chimney. This was not an issue for the Lot 6 plans as the house, guest house and garage were 28 feet or lower, measured to the top of the chimney.

John explained the structures would be connected by 20 foot walkways.

John said there would be a sprinkler system, a well for drinking water and water tanks in the crawl space for fire suppression. The Crested Butte Fire Department would approve additional fire suppression by a connection to the pond on that lot and owners at McCormick Ranch would also benefit from the pond in case of a fire. John said the Association would share in the cost for the dry hydrant connection at the pond and the cost would be minimal. Scott Kelley said the Fire Department would make periodic inspections of the dry hydrant and there would be a small cost for that.

John said Article 5 of the Covenants regarding a wildfire protection zone was not an issue as Lot 6 was grasses and not a forested area.

John confirmed Gunnison County had approved the short term rental amendment to the Covenants and that it would be recorded in the Gunnison County records and then added to the Toad website.

John said once the Lot 6 plans were approved by the Association the plans would be presented to Gunnison County and the Town of Crested Butte for review and approval.

After a short discussion period the hearing was closed. John made a motion to approve the Lot 6 plans as submitted. Anna seconded the motion and it was unanimously approved.

As there was no additional business Anna made a motion to adjourn the meeting at 9:52 am. John seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management