

**MINUTES OF THE
McCORMICK RANCH ASSOCIATION OWNERS MEETING
318 ELK AVENUE, SUITE 24, CRESTED BUTTE
NOVEMBER 21, 2019**

Present: John Mason
 Jim Fisher and Wendy Fisher
 Rob Harper, Toad Property Management
 Peggy Langewisch, Toad Property Management

By Phone: Scott Nelson
 Jeff Serra

Proxy to Scott Nelson: Doug Hosier

The meeting was called to order at 11:06 a.m. Rob confirmed a quorum and said notice of the meeting had been mailed on November 4, 2019.

John made a motion to approve the December 19, 2018 minutes. Wendy seconded the motion and it was unanimously approved.

Rob said it had been an active year with work regarding paddle boards and floaters on the river, additional signage for trails, a new circuit board for the gate and construction plans approved for a barn on Jeff Serra's lot. Rob explained several entities had been involved in discussions regarding possible changes to the Nordic Trails.

Rob said changes had been made to the appearance of the financial report and the 2020 Budget was very similar to prior years. John made a motion to approve the 2020 Budget. Scott seconded the motion and it was unanimously approved.

Jeff explained the Martins, owners of the open space between McCormick Ranch and Verzuh Ranch, had been working with the Town and the Association to amend responsibility and access to the Rec Path Bridge and if approved the McCormick Ranch gate could be moved to the end of Elk Avenue and the rerouted trail would go through a portion of Lot 6 to connect to the McCormick Ranch Bridge. Jeff said the changes were still in the discussion stage and any reroute of the trail would not happen until the Fall of 2020 and would be a Town cost. If the McCormick Ranch gate was relocated and replaced the Martins would be responsible for 1/8th of the cost and it would result in less traffic on the first section of the McCormick Ranch Road.

Rob said the existing gate was still experiencing problems despite the change to an underground electrical source and the replacement of the control board. Rob confirmed a new gate would be an attractive swing gate instead of the current pivot style.

Jeff explained the Association had been working with the Slate River Working Group and the Crested Butte Land Trust regarding people floating the Slate River which had resulted in a reduction in the number of people floating the river through McCormick Ranch. Jeff said work would continue with the Town, the Land Trust and Aperture, the adjacent subdivision to monitor usage. Jeff explained additional use research would be gathered in 2020 at his expense and Jeff said he had hired Marcus Lock to advise him on legal use of the river. Jeff said the intention was to educate river users for future

floating on the river which would reduce problems for him and other McCormick owners. Jeff clarified he would be hiring a representative from the Land Trust to monitor usage and educate users of rules and etiquette.

Jeff said changes by the Crested Butte Fire Protection District would require future construction on McCormick Ranch to have water storage on each lot for fire prevention. Jeff explained a possible solution might be to install access to the pond on his Lot 6 so the fire truck could take water from the pond and use for all lots within the Ranch. Jeff said no costs were available at the present time and he would report back to all owners when more information was available. Jeff explained a water source would reduce the need for trucking water into the area to fight a fire and Jeff said the Fire Protection District supported the use of the pond on Lot 6 for fighting fire within the Ranch.

John explained for several years the Nordic Center had been using different trails from the trails shown on the plat and the approval was on a temporary basis. John said he had been working with the Nordic Center and a lot owner to reroute trails to provide a more scenic trail and also revise the timing of grooming the trails. John asked Rob to check with David Leinsdorf, the Association attorney, concerning progress on drafting a written agreement between the Town and the Association regarding a revocable easement from the bottom (southern part) of Lot 7 through Lot 5.

John said the Board had discussed signage and prepared a Resolution regarding the new signage and also discussed future amendments to the Covenants. Rob confirmed the new signage was similar to Land Trust signage.

Rob explained if changes were going to be made to the Covenants it would be best if all changes could be incorporated into one document as there was a process to be followed. It was agreed owners would be asked to review the Covenants and provide their comments regarding possible amendments and David Leinsdorf would be asked to prepare an Amendment to the Covenants for approval by owners and depending on the amendments the Town and the County might need to also give approval.

It was agreed the next annual meeting would be December 17, 2020.

Jeff made a motion to elect Scott to the Board for an additional three year term. Wendy seconded the motion and it was unanimously approved. John said the Board had been working well together on a lot of issues during the past year.

John made a motion to adjourn the meeting at 12:04 p.m. Wendy seconded the motion and it was unanimously approved.