

**MINUTES OF THE
McCORMICK RANCH ASSOCIATION OWNERS MEETING
318 ELK AVENUE, CRESTED BUTTE
DECEMBER 17, 2020
VIA ZOOM**

Present: John Mason
 Wendy Fisher
 Jeff Serra
 Doug Hosier
 Scott Nelson
 Patti Bailey
 Scott Kelley, Toad Property Management

The meeting was called to order at 11:00 a.m. Scott confirmed a quorum and said notice of the meeting had been mailed on November 13, 2020.

John made a motion to approve the November 21, 2019 minutes. Wendy seconded the motion and it was unanimously approved.

Scott Kelley confirmed a new 10 year Grazing Lease had been signed and a new gate would be installed in the Spring. Scott explained Gunnison Savings & Loan had closed their Crested Butte branch and the Association bank accounts had been moved to Community Banks of Colorado. Scott said beaver dams would be monitored during the Spring and action taken if necessary. Scott explained legal expenses were over budget.

John gave an update on activities during the past year. John explained an Agreement had been signed with the Town regarding a revocable Nordic easement and the changes appeared to be working well for people using the trails and the Nordic Center grooming. John explained the relocating and replacement of the gate was in partnership with the Martens, owners of the adjacent property. The Martens would be responsible for 1/8th of the cost and McCormick Ranch would probably need a special assessment to fund the balance. A rough estimate for the special assessment was \$2,000 per owner and to maintain the public easement it would be necessary to install a pedestrian gate and pathway.

Jeff explained the Martens had been attempting changes to easements on their property and discussions had been abandoned at the present time but the Martens would review the Boardwalk trail, through the wetlands, in the Summer. Jeff said some owners of property near the Rec Path bridge opposed any change as they were concerned about increased traffic and other issues. John said the Crested Butte News coverage had not accurately reflected all of the facts and John said he had written to the Town in an attempt to address those misrepresentations. Wynn Martens has agreed to keep the Association informed of progress. John explained the Town and the Martens would be sharing in the Association's legal costs so that our total legal expenses for the year would be reduced by approximately \$1,000 to be paid by the Martens for their share of David Leinsdorf's fees for the Verzuh-McCormick contract and by another \$1,000 to be paid by the Town for its share of David's fees for the Nordic Center-McCormick contract.

John explained a Personal Interest Matters Policy had been adopted and short term rentals regulations had been addressed.

Scott Kelley explained the draft 2021 Budget kept dues at the current level and had been approved by the Board. Patti moved to ratify the 2021 Budget as presented. Doug seconded the motion and it was unanimously approved.

Scott Kelley explained John was willing to continue on the Board for an additional three year term. It was unanimously agreed John Mason was appointed to the Board for a three year term.

During a short discussion regarding short term rental regulations Patti asked if a lot could be leased if there was no structure on the lot. Use of the vacant lot would be defined in the Covenants but it was agreed it might be necessary to add a sentence to prohibit leasing of a lot without a structure. John agreed to follow up with David Leinsdorf, the Association's legal counsel, for guidance.

Jeff said he had been involved with the Slate River Working Group regarding floating on the Slate River and two floating fences had been installed along the river.

Doug said a potential buyer had asked about the Association connecting to Town water. Doug explained it had been discussed in the past with the Town when the sewer line connection was agreed but dismissed. After discussion it was agreed Doug would reach out to gather more information and all owners would be involved in any future decisions regarding a connection to Town water.

A Board meeting would immediately follow the annual meeting and all owners were welcome to attend. John was thanked for the work he did on behalf of the Association.

At 11:57 am Jeff made a motion to adjourn the meeting. John seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management