

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

Present:                    John Mason  
                                 Jeff Serra  
                                 Scott Nelson  
                                 Scott Kelley, Toad Property Management

The meeting was called to order at 11:58 a.m. and Scott Kelley confirmed there was a quorum.

Minutes of the February 25, 2020 meeting were unanimously approved.

Jeff made a motion for the following appointments, Scott Nelson seconded the motion and it was unanimously approved:

President	John Mason
Vice President	Jeff Serra
Secretary/Treasurer	Scott Nelson

John made a motion to update the website within 30 days of adopting or amending policies or other Association Documents, as defined in Covenants Section 2.2, or within 30 days of the preparation of meeting minutes. John noted the Policy and Procedure Regarding Personal Interest Matters, approved by the Board on February 25, 2020, needs to be included in the Documents section of the website. Also, the September 20, 2019 Written Consent Resolution needs to be deleted from the Board Minutes section of the website and replaced by the amended version approved by the Board at its meeting on February 25, 2020. The 9-20-19 Written Consent Resolution needs to be removed from the Documents section of the website. Scott Nelson seconded the motion and it was unanimously approved.

John made a motion to adopt the following amended rule regarding Association signs and Jeff seconded the motion and it was unanimously approved:

*In addition to the signs on Lots allowed by Covenants Section 6.4, the following signs are permitted: 1) a sign or signs, posted on or near the McCormick Ranch bridge over the Slate River, advising floaters that they are entering private property, that no take-out or exiting of the watercraft is allowed except for a portage around the fence at the southern boundary of McCormick Ranch, and that the next available take-out is at the Skyland Bridge; 2) a sign, posted at the portage around the fence across the Slate River at the southern boundary of Lot 7, advising that all portages shall remain within 15 feet of the Slate River; 3) signs on Lot 6 providing directions to and from Tony's Trail and admonishing pedestrians and bicyclists to stay on the road and not access the river, and 4) signs at the McCormick Ranch Road entrance to McCormick Ranch giving notice of private property and relevant rules.*

It was agreed the signage rule would be amended and updated by the Board after receipt and review of a signage proposal.

After discussion John made a motion to amend the signage on the bridge to add the words "EXCEPT WHERE DESIGNATED" after the word "PORTAGE" and to add another sign at the southern end of Lot 7 (by the floating fence) to designate "PORTAGE ALLOWED AROUND THE FENCE, REMAIN WITHIN 15 FEET OF THE RIVER". Jeff seconded the motion and it was unanimously approved.

John made a motion to approve in principle the replacement of the cattle guard between the McCormick Ranch and the Verzuh Open Space to be paid for by the Town of Crested Butte subject to approval of a specific design by the McCormick Ranch Board. Scott Nelson seconded the motion and it was unanimously approved.

It was agreed the Board would wait for receipt of additional information regarding connection to Town water before discussing further.

John made a motion to accept the Covenant Amendment wording regarding short term rentals with the possible addition of a sentence, drafted by David Leinsdorf, prohibiting leasing of an undeveloped lot. David Leinsdorf would prepare the final document and Scott Kelley agreed to circulate the final wording to all owners for approval prior to obtaining the approvals of Gunnison County and the Town of Crested Butte, followed by the recording of the Amendment.

At 12:35 pm Jeff made a motion to adjourn the meeting. Scott Nelson seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management