

**MINUTES OF THE
McCORMICK RANCH ASSOCIATION SPECIAL BOARD MEETING
318 ELK AVENUE, SUITE 24
DECEMBER 19, 2018 - 2:25 P.M.**

Present: John Mason
Jim Fisher
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

By Phone: Scott Nelson
Jeff Serra

The meeting was called to order at 2:25 p.m. and Rob confirmed there was a quorum with all Board members present.

John made a motion to approve the minutes of the September 28, 2018 meeting. Scott seconded the motion and it was unanimously approved.

John made a motion to appoint the officers as listed below. Jeff seconded the motion and it was unanimously approved.

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

John said there had been an email exchange regarding the approval of the current location of the Nordic trails. It was agreed John would prepare a list of conditions regarding the use of the Nordic trails, the hours of grooming, annual approval of the location of the trails and no permanent amendment to the trails shown on the plat. Once Jeff and Scott had reviewed the list of conditions David Leinsdorf would be asked to produce a short document to present to the Crested Butte Nordic Council. Jeff agreed to share a copy of his Nordic trail easement which was prepared by David Leinsdorf in 2017.

Scott said in the past the Nordic Council had provided two season passes per lot plus some day passes for guests. It was agreed John would request family passes for each lot and also request the Nordic Council to cover legal expenses and any recording costs for the agreement.

Rob agreed to respond to the Crested Butte Mountain Bike Association and deny the request to connect trails to the Golf Course.

John made a motion to add signage to the bridge stating "Yield to Pedestrians" with the signs similar in style to the sign by the gate. Jeff seconded the motion and it was unanimously approved.

Rob confirmed Directors and Officers Insurance was included in the Association's existing insurance coverage.

John asked that no sound amplified devices be used for any events on the Ranch and that all items and materials be removed from the Ranch promptly at the end of each event. Rob agreed to continue to share any event requests with the Board and also alert the coordinating entity of the need to abide by the above requests.

At 2:56 pm Jeff made a motion to adjourn the meeting. John seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management