

**MINUTES OF THE
McCORMICK RANCH ASSOCIATION BOARD MEETING
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, COLORADO
TUESDAY, FEBRUARY 25, 2020**

Present: John Mason
 Rob Harper, Toad Property Management
 Scott Kelley, Toad Property Management

By Phone: Jeff Serra
 Scott Nelson
 Patti Bailey

The meeting was called to order at 2:38 p.m. and Scott Kelley confirmed there was a quorum.

Scott Kelley explained the Covenants required a public hearing to review Jeff Serra's application for construction of a house on Lot 6 and Scott confirmed notice of the hearing had been sent to all owners. Jeff explained plans for Lot 6 included a main house, guest house and barn and John confirmed the Board had reviewed the plans and were ready to approve them. As there were no additional questions the hearing closed and the meeting moved onto Board approval of the plans as submitted.

Scott Kelley explained Jeff would be recusing himself from the vote to approve the plans. John made a motion to approve the application for construction on Lot 6. Scott Nelson seconded the motion and it was unanimously approved.

Scott Nelson made a motion to approve the minutes of the November 21, 2019 meeting. John seconded the motion and it was unanimously approved.

John explained the Colorado Common Interest Ownership Act (CCIOA) required specific policies and the existing Conflicts of Interest Policy did not address some of the specifics outlined in the Statute. David Leinsdorf recommended leaving the Conflicts of Interest Policy as it was and had prepared a Policy and Procedure regarding Personal Interest Matters and that had been circulated to the Board for review. Scott Nelson made a motion to approve the Policy and Procedure regarding Personal Interest Matters as drafted. John seconded the motion and it was unanimously approved.

John said the Covenants addressed signage on individual lots but did not specifically address signs installed by the Association and David Leinsdorf had recommended adopting a Rule regarding signage. John explained the language for four signs to address floating on the river and use of the trail system. Jeff expressed concern about language regarding floating on the river and private property. After discussion the specific wording of some of the signs was amended and John made a motion to adopt the amended Rule regarding signage. Scott Nelson seconded the motion and the amended Rule was unanimously approved.

John explained the September 20, 2019 Written Consent Resolution incorrectly stated Section 6.4 of the Covenants would be amended and the signage rule discussed above had addressed that matter. John proposed the Resolution be amended to reflect just

one resolution and delete the paragraph beginning "It is resolved ...". John made a motion to amend the Written Consent Resolution as discussed. Jeff seconded the motion and it was unanimously approved.

John said David Leinsdorf had helped the Board work with the Nordic Center and the Town regarding the Nordic trail across Lot 5. John explained the reasoning behind locating the license agreement across Lot 5 and said a revocable agreement had been drafted to reflect the use of Lot 5 for the Nordic trail. John made a motion to approve the Revocable License Agreement, which was approved by the Town on February 18, 2020, and the Nordic Indemnification Agreement governing the Nordic trail across Lot 5. Scott Nelson seconded the motion and it was unanimously approved.

John made a motion to approve any future changes to the Serra plans for Lot 6 which reduced the square footage of the proposed buildings in order to meet the Town's requirements regarding connection to the Town sewer system so long as no other significant change was made. Scott Nelson seconded the motion and it was unanimously approved with Jeff abstaining from the vote.

Jeff gave background information regarding the replacement of the gate and a possible gate relocation working with Ryan and Wynn Martens who owned the adjacent open space and were active in rerouting the trail to the Rec Path Bridge instead of utilizing the McCormick Ranch Road. John explained the Martens would be responsible for one-eighth of the cost of the gate and the Martens had agreed that a written contract would be drafted to reflect the interests of the various entities. John said England Fence had provided a design and the Martens had requested a simpler design and John agreed to continue to work with England Fence regarding design. Jeff said the Martens had confirmed they would be restricting public access through their property on the road and public access would be through the north end of their property.

Jeff said he had encountered problems obtaining the Town sewage permit as the Town had a different way of calculating covered decks and measured square footage from the exterior walls instead of the County method of using the interior walls. Jeff explained the Town required owners to hook up to the Town sewer system so he did not have the option to install an individual septic system. Jeff said he would continue to work with the Town but if that failed one option might be to detach the garage from the house and connect with a 20 foot walkway and the second option might be legal action. Jeff said the covered decks and the method of measuring had a 25% impact on the total square footage. Jeff agreed to keep the Board updated as decisions might have an impact on future construction.

John made a motion to adjourn the meeting at 3:45 pm. Scott Nelson seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management