

**MINUTES OF THE  
McCORMICK RANCH ASSOCIATION SPECIAL OWNERS MEETING  
318 ELK AVENUE, SUITE 24  
MARCH 9, 2018 - 2:00 P.M.**

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

By Phone: Win Martin (owner of neighboring lot)  
John Bailey  
Doug Hosier

The meeting was called to order at 2:20 p.m. Rob explained the purpose of the meeting was to discuss paving the road and moving the gate and Rob introduced Win Martin, the owner of the adjoining property.

John Mason said he was interested in paving the road if the existing surface was stable as part of the road had an uneven soft surface. Rob explained Bill Lacy thought there was a sub grade issue which might solve itself or the section could be excavated and replaced for \$13,000 or if mesh was added to the existing surface the mesh would bind the surface for a cost of \$3,000. Rob said Bill recommended work on the ditches to reduce the pooling of water and that work was included in the original bid for paving the road.

Doug Hosier agreed the road was very muddy and said he was undecided about paving the road. Rob said he had spoken to Gunnison Savings & Loan and Community Banks and neither of them were interested in giving a loan to the association for a capital project. Rob explained paving the road would cost approximately \$45,000 per lot. John Bailey said he thought the paving would help property values and make the property more attractive to potential buyers.

Jim Fisher expressed concern about the existing drainage from the road and the potential for damage to asphalt in the future. Jim questioned the condition of the road and asked if Bill Lacy would provide a 5 year guarantee for the paving of the road.

Win and Ryan Martin said they were not interested in sharing the cost of paving the road from the cattle guard to the gate although they would not be opposed to having the road surface paved.

Rob explained moving the gate to the other cattle guard would make it easier and less expensive to hook up to electricity although there would be the cost of moving the gate which would be approximately \$30,000 to \$40,000. Rob said to hook the gate up to electricity at the existing location would cost approximately \$10,000.

After discussion there was not majority support to pave the road at the present time. John Bailey asked if any owner would be interested in loaning the association the funds to pave the road with owners making repayments. Jim suggested hiring an engineer to review the current condition of the road and Rob agreed to contact SGM in Gunnison to obtain an estimate for surveying the road.

As there was no new business the meeting adjourned.

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Prepared by Rob Harper,  
Toad Property Management