

**HIDDEN RIVER RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 29, 2018 – 2:30 P.M.
QUEEN OF ALL SAINTS MEETING ROOM, CRESTED BUTTE, CO 81224**

Present: Rob Green
Tracy Wentz
Melanie Miller
Nick Chirekos
Lauris Gibson
Rob Harper, Toad Property Management

Rob Harper called the meeting to order at 2:39 pm and confirmed there was a quorum.

Rob Green said he was listing his lot for sale and would be buying a house in town.

After discussion the following Board positions were confirmed:

President	Rob Green
Vice President	Tracy Wentz
Secretary /Treasurer	Nick Chirekos

Nick suggested building the Reserve to \$20,000 and Operating to \$5,000 and in March each year review the finances and decide if any excess would be divided equally between all lot owners and applied as a credit to the next semi-annual dues. Nick suggested March 1 be used as the cut-off date and any credit would be due to the lot owner as of March 1. Nick said he would prepare a short paragraph to be distributed to all owners.

Tracy said the barn on Melanie Miller's lot had been constructed in the wrong location and there was not space to walk from the front of the barn to the back of the barn. Melanie explained a surveyor would not survey that area as the adjacent land was still shown as being owned by the developer and not the association. Tracy said John Belkin, a local attorney, had quickly reviewed the issue and needed to review it further and transfer the common land from the developer to the Association. Tracy said John Belkin anticipated approximately 2 hours work and the Association could lease a small piece of land to Melanie to solve the issue with the barn. Tracy agreed to contact John Belkin.

The meeting adjourned at 3:08 pm.

Submitted by Rob Harper, Toad Property Management, Inc.

Approved by: Rob Green, President