

**HIDDEN RIVER RANCH ASSOCIATION
ANNUAL OWNERS' MEETING
WEDNESDAY, JULY 2, 2014 – 2:00 P.M.
CHATEAUX CONDOMINIUMS CLUBHOUSE
MT. CRESTED BUTTE, CO 81225**

Lynn Charuk, President, called the meeting to order at 2:10 p.m. Angela Reeves, Manager of the Association confirmed that notice of meeting had been mailed on June 17, 2013.

Angela Reeves confirmed the following attendance:

Present:

Tom Toudouze	Lot 2
Lynn Charuk	Lot 8
Roger Cesario	Lot 9
Rob Green	Lot 11
Don Turk	Lot 12
Tim Ireland	Lot 13
John Barney & Tracy Wentz	Lots 14 & 15
Gordon and Angela Reeves, Toad Property Management, Inc.	
Jay Barton, Hidden River Construction, Inc.	

By Phone:

Mary Chirekos	Lot 6
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Proxy given to a Board member:

Alfred Pinkerton	Lot 1
Brent Allen	Lot 4

11 owners (65%) were represented at the meeting.

Minutes of the July 24, 2013 meeting were unanimously approved.

Angela Reeves said the association finished 2013 with \$21,002 in the bank and explained the Hidden River financial records had been entered into QuickBooks so reports could be promptly generated for owners. She explained snow removal costs for 2013/14 were approximately double the 2012/13 charges due to increased snow levels and drifting snow. After discussion a majority of owners said they were very happy with the service provided by Jay Barton and felt there were considerable benefits to using a snowblower for the work instead of a plow.

Angela Reeves explained snow removal, mosquito control and weed management were the largest expenses for the association. Angela explained during the larger snow years the association expenses exceeded income and the association was dipping into reserves to cover that difference. It was agreed the Board would review the financial report again in October and decide if the reserve was sufficient for the association

After a short discussion it was agreed the mosquito control work was very beneficial and Angela confirmed a lower price of \$5,200 had been negotiated for 2014. Tracy Wentz said Thistle and Toad Flax were the most prevalent noxious weeds and Jim Barry would be once again spraying those areas.

Tom Toudouze asked if the \$1,500 per year from Spann Ranches for the grazing lease was sufficient. Tracy Wentz explained Spann Ranches also assisted with the maintenance of the perimeter fence with the association supplying the materials and Spann Ranches supplying the labor. Don Turk explained the financial incentives of obtaining an agricultural exemption on all lots in Hidden River except for areas immediately around homes. Several owners were strongly opposed to increasing grazing and felt the negatives of expanded grazing outweighed the financial benefits.

Tracy Wentz said approximately 300 feet of fence required new barb wire as a previous Hidden River owner had strung the fence with smooth wire while grazing horses and the cattle were frequently getting through the fence into Hidden River. The anticipated replacement cost was \$2,000 and it would be an association expense as it was an owner who changed the fence. Tracy also said a split rail wooden fence was in disrepair and needed to be replaced with a cattle fence as cattle were able to easily enter into Hidden River through that area. It was unclear how long the wooden fence had been there and it was agreed the Board would contact the owners to discuss replacement of the fence. Tracy explained the fence bordered Bill Lacy's land and Angela agreed to contact Bill to ask if the association could hire his fencing crew to complete the work.

After a long discussion regarding the grazing lease and fencing it was agreed Jay Barton would contact Doug Washburn to obtain information regarding the number of head of cattle grazed on Hidden River land.

Lynn Charuk said he was willing to continue on the Board. After discussion the following appointments were unanimously confirmed:

Lynn Charuk term expiring 2017
Tracy Wentz term expiring 2017
Tim Ireland term expiring 2016
Rob Green term expiring 2016
Brent Allen term expiring 2015

Tim Ireland said the pond had been drained and cleaned and asked if the area around the pond could be cleaned up and parking reduced. Tim suggested calling the area Hidden River Ranch Park and adding signage restricting usage to residents of Hidden River. After discussion Tim made a motion to add Hidden River Ranch Park signage by the pond area and on Rodeo Drive also installing a private drive sign and posting the speed limit. Don Turk seconded the motion and it was unanimously agreed.

Tim Ireland said mag chloride had been applied to the road without it being requested. Jay Barton confirmed the mag chloride should only have been applied to the East River portion of the road and Angela agreed to follow up with Lacy Construction and make sure Hidden River was not charged.

Tim Ireland said the lot line between Lots 14 and 15 had been dissolved by the County to make a 9 acre parcel and as the view corridor would be preserved for all owners to enjoy he suggested the owners of Lots 14 and 15 just pay one set of dues instead of two. Rob Green suggested this be reviewed by the Board and the augmentation plan be considered as well as the number of lots and wells would impact augmentation.

After a short discussion it was agreed the next meeting would be held on July 2, 2015.

There was no new business.

The meeting adjourned at 3:40 p.m.

Submitted by Angela Reeves, Toad Property Management, Inc.

Approved by: Lynn Charuk, President