

**HIDDEN RIVER RANCH ASSOCIATION
ANNUAL OWNERS' MEETING
THURSDAY, JULY 2, 2015 – 2:00 P.M.
CHATEAUX CONDOMINIUMS CLUBHOUSE
MT. CRESTED BUTTE, CO 81225**

Present:

Tom Toudouze	Lot 2
Brent Allen	Lot 4
Nicholas Chirekos	Lot 6 and Lot 7
Roger Cesario	Lot 9
Rob Green	Lot 11
Don Turk	Lot 12
Tim Ireland	Lot 13
John Barney	Lot 14 and Lot 15
Alfred Pinkerton	Lot 1 - by proxy
Rob Harper, Toad Property Management, Inc.	
Gordon and Angela Reeves, Toad Property Management, Inc.	

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

It was established that a quorum was present. Angela Reeves called the meeting to order at 2:06 p.m. Angela confirmed that notice of meeting had been mailed on June 3, 2015. Minutes of the July 2, 2014 meeting were unanimously approved.

Reports:

Angela introduced Rob Harper, the new owner of Toad. She explained that Rob is fully licensed per the new licensing requirements set by the state. She went on to state that the Spanns are current with their grazing fees. Porcupine control is still occurring with monthly sprays. Mosquito control is still occurring this year and seems to be effective.

Water Rights: Those with existing homes will be able to apply for absolute water rights as soon as two additional well meters are added to the two homes that were built before they were required. Those lots without homes need to maintain the conditional water rights every six years with the next application due Sept. 2016. This continuance is the responsibility of the Home Owner's Association. There are two augmentation ponds on the property. Last year the big pond was drained and measured. It measured at 7.76 acre feet. The resource engineer also found that the drainage requirements were being met and no pipeline is needed. The report from the resource engineer will be forwarded to the water commissioner and to the water attorney to be

submitted with the application for absolute water rights. The small pond is not needed as an augmentation pond but was originally submitted as such. To keep it as an augmentation pond it will need to be drained and surveyed as well. This could be an additional and unnecessary cost. It was agreed to get the opinion of the water attorney before making a final decision regarding the status of the small pond.

Road Maintenance: Snow came early and the highest costs for snow removal came in Nov. and Dec. As far as road maintenance, two bids were obtained from Spallone and Lacey including bringing in gravel, grading and mag chloride application for the .7 miles. The board will review the bids and decide which direction to move. Weeds along the roads and driveways may need to be trimmed and treated in the future to prevent overgrowth.

Grazing: It was suggested that the current lease with the Spann Ranch should be reviewed before the lease is renewed.

Financial Report:

Angela explained that no-one is currently delinquent with their dues. And again, the Spanns are current on their grazing fees. The cost to replace and upgrade fencing was unexpected but necessary. Alpine Fence installed and upgraded the needed fencing and all present were very happy with their work. The budget was still in line because snow removal was under budget.

Election of Board of Directors:

Brent Allen agreed to run for another three year term. All present voted to retain Brent Allen for another three year term.

New Business:

Tom suggested the possibility of leasing out individual lots to the Spann Ranch for a fee to let their cattle graze for a timeframe of approximately 3 weeks per year. This would result in a financial gain through property tax savings and the fee paid for cattle grazing for property owners if the property can be deemed agricultural. Tom will meet with Doug at the Spann Ranch. They will put together a map and management plan if the Spann Ranch is interested. There will also be a conversation with the tax assessor's office to determine if the plan is feasible and beneficial to the property owners. This will provide the association with enough information to move forward or table the proposition.

It was suggested that a change to the rules and regulations to state that homes only be rented out once per year without a minimum or maximum length of leasing. Feedback was both positive and negative. Angela said that management will review the covenants and send an email to the board with the requirements needed to make any changes. She went on to explain that changing covenants is a lengthy process that should not be taken lightly. The board will look at the process and review the possible wording for any changes to the covenants.

The meeting adjourned at 3:40 p.m.

Submitted by Abby Loken, Toad Property Management, Inc.

Approved by: Rob Green, President