

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.
BOARD MEETING
NOVEMBER 18, 2020 – 11:00 A.M
VIA ZOOM

Present: David McEntire
Rusty Johnson
Curt Koutelas
Chip Fudge
Rob Harper, Toad Property Management
Chet Boyce, Toad Property Management

Rob called the meeting to order at 11:05 a.m. and confirmed a quorum. David made a motion to approve the minutes, as amended, of the December 16, 2019 meeting. Rusty seconded the motion and it was unanimously approved.

David explained an informal application had been made requesting a variance for Lot 12 to adjust the building envelope. Concern was expressed moving the building envelope would make the house more visible to other homes and driveway location was also a concern. Due to earlier tree removal by Lot 12 any house would be visible and screening would be difficult and expensive if the house was in the proposed location. After discussion it was agreed to deny the variance request for Lot 12 but remain open to discussion regarding the driveway and other suggested house plans. David agreed to draft a letter to the Lot 12 owner and circulate the letter to the Board for review. It was generally agreed keeping the building envelope in the platted location would maximize shielding from other homes and the Board would be willing to discuss a different driveway location and configuration if required.

David said work on the reservoir was progressing and updates would be shared with owners. David explained he would follow up with Hearne, the excavator, and decisions would need to be made in the Spring and the landscaping information obtained from Sprout would be included in those discussions. David and Rob agreed to review the costs associated with the reservoir project in preparation of the presentation to the owners. An approval letter had been obtained from the Crested Butte Land Trust to construct the small water diversion.

Rob said Don Ochs had left the Board following the sale of his house and it was agreed to wait until the annual meeting to appoint a new Board member. It was acknowledged Don Ochs had put in a considerable amount of work while he was on the Board and he would be missed.

Lacy Construction agreed to continue with the same snow removal Contract as the prior year. Snow poles were not yet in place and Rob agreed to follow up with Lacy Construction and make sure it happened.

Chip made a motion to adjourn the meeting at 11:46 a.m. Kurt seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management