

**HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
**DECEMBER 16, 2019 – 10:00 A.M**

Present: Don Ochs (by phone)  
Rusty Johnson (by phone)  
Curt Koutelas (by phone)  
Chip Fudge (by phone)  
Rob Harper, Toad Property Management  
Peggy Langewisch, Toad Property Management

Rob called the meeting to order at 10:10 a.m. and confirmed a quorum. Chip made a motion to approve the minutes of the April 9, 2019 meeting. Kurt seconded the motion and it was unanimously approved.

Curt said the \$25,000 received from the Freeman legal settlement was included in the income shown on the current financial statements. Rob agreed to continue to follow up with the two delinquent owners. Peggy explained the expenses shown under the Miscellaneous line item were 50% of the building cost of the trash site and \$4,400 to SGM for engineering work on the pond. It was agreed the crushed granite from McCabe in Gunnison on a small section of road was working well and in the future crushed granite would be applied to all roads to reduce the need to apply Magnesium Chloride. The Budget for road maintenance would remain at \$15,000 and at the end of the Winter snow removal a decision would be made on road maintenance. It was agreed the loan would not be repaid until all work on the pond had been completed.

Rob said a draft 2020 Budget had been distributed prior to the meeting and the Budget was similar to the prior year. Curt made a motion to approve the 2020 Budget. Rusty seconded the motion and it was unanimously approved.

Rusty said SGM had provided a \$8,800 proposal for plans and scope of work to finish the pond. Rusty confirmed SGM had been working with the State and SGM had included lowering the height of the dam as the water level of the pond and the spillway would be lowered. It was agreed SGM needed to address a phase 2 plan to deal with overflow water in Spring and that would be part of a different SGM proposal and separate scope of work. Don agreed to contact and discuss overflow water with Jerry at SGM and also discuss any silt build up in the pond since the Spring 2019 survey.

Rusty said David Baker was recovering from a racing accident and bills for trash collection had not yet been provided by Whetstone Mountain Ranch.

Rusty made a motion to pay \$9,201.50 as a final payment to David McEntire to reimburse legal fees incurred in connection with the Freeman lawsuit. A payment of \$5,201.50 would be made to David with a credit of \$2,000 towards annual dues for 2020 and 2021. Curt seconded the motion and it was unanimously approved.

Rob said he would give Lacy Construction a remote for the gate as the driver had been experiencing a problem with the operation of the key pad. Rob explained no other complaints about the key pad had been reported.

It was agreed the annual meeting would be Tuesday, March 17, 2020 at 10 a.m. Mountain Time. A Board meeting would be scheduled in February.

The meeting adjourned at 11 a.m.

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Prepared by Rob Harper  
Toad Property Management, Inc.

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