

**BUTTE PASTURE ASSOCIATION, INC.**

**MINUTES OF THE EIGHTH ANNUAL HOMEOWNERS'  
ASSOCIATION MEETING**

**JULY 30, 2012 – 10:30 A.M.**

**318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO**

The meeting was called to order at 10:30 a.m. No proxies had been received prior to the meeting, two owners participated by phone and four owners were present. Angela Reeves of Toad Property Management, manager of the Association, was also present. Angela Reeves announced that the meeting had a quorum and said notice of the meeting had been mailed on July 17, 2012.

Jim Kunes made a motion to approve the September 2, 2011 minutes. Skip Smith seconded the motion and during discussion Bob Stuplich asked the wording of the final paragraph be amended. Bob requested the penultimate sentence of that paragraph be amended to read "Bob said during the plat approval process for Butte Pasture COT had said the road was wide enough for a turning lane". Angela said during a conversation with CDOT in September, after they had reviewed aerial photographs, they had agreed the road was wide enough for a turning lane. However, when local CDOT personnel inspected the road they had stated the road was not wide enough due to the Riverland Industrial Park entrance. Skip volunteered to speak with CDOT and Angela agreed to email information to him.

Doug Haack suggested installing a larger sign and taller pole at the entrance to Wapiti Lane and Jim Kunes suggested installing a light on top of the pole shining down. Bob Stuplich made a motion to install a larger sign and taller pole with illumination. Doug Haack seconded the motion and it was unanimously approved.

Angela Reeves said the dry spring had reduced and delayed the number of weeds but Toadflax had started to appear. Angela said they would pull the Toadflax and spot spray herbicide as it was not possible to remove all of the Toadflax root. Bob Stuplich said Lot 8 had a significant number of Toadflax close to the perimeter fence. Angela explained they had not planted the beds at the front entrance as there was no water for irrigation.

Angela Reeves said there was presently \$14,000 in the bank account and all dues were paid. Bob Stuplich said he had not yet submitted his invoice for snow removal. He explained due to high winds and drifting snow he expected the invoice to be similar to recent years. After a short discussion Jim Kunes made a motion to approve the draft 2012/13 Budget. Skip Smith seconded the motion and it was unanimously approved.

Angela Reeves explained Jim Kunes was willing to serve an additional three year term. Skip Smith made a motion to appoint Jim for an additional three year term. Doug Haack seconded the motion and it was unanimously approved.

Jim and Marja Willis submitted a drawing of their proposed dog enclosure. They explained it would be a log fence, to match existing fencing, with wire mesh against the log on the inside of the enclosure. After a short discussion Jim Kunes made a motion to approve the dog enclosure. Skip Smith seconded the motion and it was unanimously approved.

Bob Stuplich said one small section of the log fence on Lot 1 was too close to the road as it did not follow the curve of the road. Angela said Lot 1 was under contract and agreed to contact the selling agent and schedule a meeting on site to explain the correct location of the fence.

Bob Stuplich said monthly well readings were usually required but he had obtained approval to submit annual readings. Bob asked all owners to provide him with annual well readings. Bob explained it was essential the association provide information to the water courts to demonstrate water usage. Bob Stuplich said during his conversations with the water court in Montrose he had learned the old well on Lot 2 had not been sufficiently capped. Frank Marino said he would check to see if the correct paperwork had been submitted to the water court.

Jim Kunes said his house was on the market although no "For Sale" signs had been posted.

The meeting adjourned at 11:30 am.

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Prepared by Angela H. Reeves