

**WILDHORSE AT PROSPECT ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES FROM WEDNESDAY JUNE 20, 2017  
TOAD PROPERTY MANAGEMENT OFFICE  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

On Phone: Chris Cappy  
Matt Boisen  
John Low  
Terry Ewing  
Rob Harper, Toad Property Management, Inc.

Chris Cappy opened the meeting at 9 am and said discussion would focus on house staining, current financials and the budget and the annual meeting.

Chris said he had met with the painters and the project was well underway with seven or eight houses already completed. Chris said Kooler Painting had identified several entry doors in need of more work than the original estimate specified and it would be monitored and a decision made at a later date. Chris said Kooler Painting had given a rough estimate of \$1,000 per entry door and Matt confirmed \$350 per door had been included in the original contract. Rob confirmed Crystal Clear Window Washing had been in contact with Kooler Painting to wash the exterior of the windows as the staining of a house was completed. Matt said payment for house staining should not be held up if Crystal Clear were unable to schedule window washing immediately. Rob said he would continue to liaise with both the painters and Ryan of Crystal Clear.

Chris said snow removal and legal were significantly over budget and Rocky Mountain Trees had given an estimate of \$20,000 to replace trees damaged during the winter. Chris said Robbie Robinson had been working with Toad to tidy up the area and Wildhorse was currently looking good and it was agreed no new trees would be planted at the present time. After discussion Chris made a motion to immediately assess a \$1,375.00, per unit special assessment for the extraordinary expenses recently incurred. The motion was seconded and unanimously approved.

Chris said Robbie Robinson would continue working with Toad on the landscaping and Rob confirmed the irrigation was now working well and some backflow preventer valves would have to be installed in accordance with work demanded by the Town of Mt. Crested Butte and the State. Rob said Toad would continue working with the Town and the plumbers to have the work completed.

Matt said he had been told the glycol in the fire suppression of each house had to be remixed each year but taking off sprinkler heads appeared to compromise the thread of the fittings and resulted in leaks. Rob agreed to go back to Western Slope Fire and find out the specific testing requirements and confirm what was included in the \$6,500 per year estimate provided by Western Slope. Chris confirmed annual furnace maintenance was an owner responsibility. Rob said he would also contact Superior Alarm in Montrose to obtain information from them.

Chris said the perimeter fence, barb wire and wooden, would be repaired. Matt said he had spoken with Robbie Robinson about spraying the wooden fence after Toad made repairs and Rob confirmed Al Davidson would repair the barb wire fence.

Chris said Marcus Lock had made an initial review of the 2% real estate transfer assessment and his comments had been circulated to the Board. Chris suggested the matter be discussed at the next meeting when more information was available.

Chris said an association funded BBQ would be held on June 30 at 4 pm for all owners and Chris said he was contacting companies to cater the event.

Chris suggested inviting Chris Kopf, a local realtor, to attend the annual meeting to provide a general market review including some discussion about short term rentals. It was unanimously agreed Chris Kopf would be invited to the meeting.

Chris confirmed work was proceeding on the promotional video and said he was feeling very positive about the direction.

Chris said Internet Colorado turned up the bandwidth at Christmas and service appeared to be better although the Board would continue to review options.

The meeting adjourned at 10:00 a.m.

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Prepared by Rob Harper  
Toad Property Management, Inc.

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Approved by Chris Cappy  
President of Wildhorse at Prospect Association, Inc.