

BUTTE PASTURE ASSOCIATION, INC.

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

SEPTEMBER 9, 2014 – 10:00 A.M.

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

The meeting was called to order at 10:15 a.m. No proxies had been received prior to the meeting, two lots participated by phone and four lots were present at the meeting. Angela Reeves of Toad Property Management, manager of the Association, was also present. Angela Reeves announced the meeting had a quorum and said notice of the meeting had been mailed on August 26, 2014.

Laura Winger made a motion to approve the September 4, 2013 minutes as distributed. Frank Marino seconded the motion and it was unanimously approved.

Angela Reeves said snow removal was over budget and all other expenses were under budget. Angela explained there was approximately \$17,000 in the bank account and the draft 2014/15 Budget kept dues at the same level and expenses similar to the previous year. Jim Willis asked for a document showing how the Upper Gunnison River Water Conservancy District calculated the annual costs for Meridian Lake augmentation water.

Jim Willis expressed concern about the water rights remaining as conditional rights and not absolute. Angela Reeves said every six years a diligence application had to be filed with the next one being due in July 2016. All wells needed to be drilled at that time to make the water rights absolute. After discussion Jim Willis made a motion to contact the owner of Lot 8 and explain the need for the final well to be drilled and operating in the next year with the association assisting with monitoring as all owners would benefit if absolute water rights could be obtained. Doug seconded the motion and it was unanimously approved. Angela agreed to contact Balcomb & Green and confirm the drilling of one well and irrigation would be sufficient to request absolute water rights.

Angela Reeves said following the 2013 annual meeting Toad had obtained estimates for paving Wapiti Lane using asphalt and chip and seal. After a long discussion it was agreed money would be spent on repairing the existing gravel surface, in the spring, and not paving the road. Bob Stuplich said he would contact Allan Moores, who had previously worked for the County, and ask his opinion of the existing condition of the road and suggestions for improving the surface for the long term. Bob Stuplich agreed to contact JCI to request a couple of loads of gravel this Fall, to be spread in a couple of locations, including the front entrance.

Jim Willis and Laura Wininger said they would prepare a couple of designs for a substantial entry sign and archway and distribute that information to all owners with pricing. Jim Willis said the cost of the metal sign would be minimal as he had already spoken to people who could produce a sign. After discussion Bob Stuplich made an amended motion to proceed with the overhead entry sign and posts should not exceed \$3,500. Doug seconded the motion and it was unanimously approved. Jeff Isaac said he would put reflective tape on the street sign at the entrance.

Concern was expressed about vehicles being driven too fast along Wapiti Lane. After discussion Jim Willis made a motion to adopt a 20 mile per hour speed limit. Doug seconded the motion and it was unanimously approved.

Laura Wininger made a motion to approve the draft Operating Budget. Jim Willis seconded the motion and it was unanimously approved.

Angela Reeves said Skip Smith had finished his three year term. Skip Smith said he would be willing to continue for an additional term unless there was a full time resident willing to join the Board. Jim Willis made a motion to appoint Jeff Isaac to a three year term on the Board. Bob Stuplich seconded the motion and it was unanimously approved.

The meeting adjourned at 11:50 a.m.

Prepared by Angela H. Reeves