

**WILDHORSE AT PROSPECT ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
MINUTES FROM AUGUST 2, 2021
QUEEN OF ALL SAINTS MEETING ROOM
401 SOPRIS AVENUE, CRESTED BUTTE**

Call to Order

John Low, welcomed everyone to the Wildhorse annual meeting and called the meeting to order at 9:00 am.

Proof of Notice

Proof of Notice was mailed to owners on June 22, 2021 and Jordan Brandenburg confirmed there was a quorum.

Minutes of Prior Meeting

A motion was made to approve the minutes of the August 3, 2020 meeting. The motion received a second and was unanimously approved.

Attendance

Patricia Bartell	41 Wildhorse Trail
Werner & Betty Baumgartner	15 Wildhorse Trail
Matt Boisen	31 Wildhorse Trail (by phone)
William & Teresa Boyer	39 Wildhorse Trail
Eric & Snow Burns	19 Wildhorse Trail
Chris & Andrea Cappy	29 Wildhorse Trail
Shelby & Elizabeth Carter	26 Appaloosa Road (by phone)
Claudia Helguero	20 Appaloosa Road
Bruce Kelley	20 Appaloosa Road (by phone)
Steve & Laura Holdych	14 Appaloosa Road
Michael Kelley	27 Wildhorse Trail (by phone)
John & Rhonda Low	33 Wildhorse Trail
Scott & Kathryn McPherson	23 Wildhorse Trail
Christian & Allison Petersen	30 Appaloosa Road (by phone)
Brian & Allie Pugh	35 Wildhorse Trail
Scott & Elizabeth Sutton	27 Appaloosa Road
Victor & Shelley Wisner	7 Stetson Drive

Proxy to John Low:

Susan Scott	16 Appaloosa Road
The Niesman Family Trust	22 Appaloosa Road
Jim Wickham	42 Wildhorse Trail

Proxy to Matt Boisen:

Bob Bere	11 Stetson Drive
Eric Facy	40 Wildhorse Trail
Adam & Jennifer Zatorski	29 Appalossa Road

Management Company Present

Rob Harper
Jordan Brandenburg

Toad Property Management
Toad Property Management

Report of Officers

John Low said there had been 9 home sales since last years meeting and 17 lots had sold and the new owners planned to build over the next three or four years. The exteriors of the homes would be the same as the existing Wildhorse homes. The new home developer would make a deposit prior to construction commencing and a list of construction rules would deal with trash, noise, dogs and issues faced in the past. John asked owners to notify the Board of any construction concerns.

John explained two homes would be built at a time and materials would be staged at nearby lots. John said the Board would continue to work with the new developer during construction.

Chris Cappy said the plat had not changed and the plat was on the Association website if owners wanted to see the positioning of the new homes. John Low confirmed two lots on Stetson had been purchased by the Association and those lots would not be built on. Chris said there would be a conversation with the developer about fencing on the new construction projects.

Chris Cappy said a roof inspection had been made and a report submitted and roof anchors had been installed on all homes. Matt Boisen said some homes required some work in the metal valleys. The contractor was now busy and not able to schedule that work but the Board would continue to reach out to contractors to deal with the minor roofing issues which had been identified. Matt said cedar shakes increased insurance rates and if the roofs were replaced in the future metal would be considered. Owners would receive a copy of the roofing report.

Allie Pugh said people had not been picking up after their pets and Toad was not able to schedule poop pick up at the present time and just had the capacity to empty the poop stations. Allie encouraged owners to pick up after their dogs. Allie explained dogs needed to be on a leash or under voice control but roaming dogs had been a problem during the summer and one dog in particular had been very aggressive. Safety was a concern and efforts to resolve the issue needed to be made to prevent the matter getting worse.

Rob Harper said Toad Property Management had been more active on irrigation issues as Spring Creek Landscaping was overwhelmed. Rob said generally the irrigation system was working well but still required people to regularly check and make adjustments. Rob explained service requests could be sent to Toad via the AppFolio page. Rob said the Town of Mt. Crested Butte once again had watering restrictions in place and adjustments should not be made to the irrigation system.

Allie Pugh thanked Toad for having the irrigation system running at the beginning of the season. Allie thanked volunteers who had worked together on the flower beds at the front entrance. Some owners had contributed time, some offered support and others purchased drinks for the volunteers. Allie encouraged owners to volunteer or socialize with volunteers in efforts to beautify the neighborhood.

John Low explained the Association governing documents had Wildhorse set up as a condominium association which made little sense created issues with insurance coverage. Rob Harper said the cost of

condominium insurance was increasing and it was getting more difficult to find insurance carriers willing to insure condominiums. Wildhorse did not face the issues some associations were facing but Wildhorse insurance costs would be impacted by problems occurring throughout the country. Chris Cappy explained research had started to find out if an amendment to the governing documents would be beneficial to owners. Marcus Lock of Law of the Rockies and insurance agents would participate in the review. Chris Cappy explained the history of Wildhorse and said a lawsuit had been settled in 2012 with the developer and some exterior work, such as concrete or stonework, needed to be performed as an owner expense and not part of the Association. In 2012 all owners had received a payout from the lawsuit in anticipation of exterior maintenance work which needed to be performed.

John Low said amendment to the governing documents would require support of 67% of all owners and would be a lengthy process. John said research was in the preliminary stages and owners would be updated once more information was available.

Chris Cappy said changes had been made to technology during the past year. Improvements had been made to television and internet infrastructure and service and more money, probably \$6,000, would be spent to map the existing systems. Internet reliability had improved as well as increases in speeds.

Matt Boisen said changes to the exterior of any home should be presented to the Architectural Review Committee for approval prior to work commencing.

Brian Pugh said he had recently joined the Board of the Reserve Metropolitan District 2 (RMD2). Brian explained the role of RMD2 which was funded with tax funds and bonds. In 2026 a significant bond for infrastructure would be paid off and that could result in a reduction of the mill levy and a lowering of taxes. Cash reserves were being built up for future resurfacing of the roads. Chris Cappy thanked Brian Pugh for volunteering to join the RMD2 Board.

Chris Cappy said the Mt. Crested Butte Water & Sanitation District \$22M upgrade project was underway and currently under budget and slightly ahead of schedule. The construction of 22 homes on the neighboring property of Prospect Homestead was not going so well and construction had been stopped at the present time. Construction on the land at the base of Snodgrass was still anticipated although details were not yet known and tourist, recreational travel out to Gothic continued to increase. Increased traffic and construction in the area of Gothic Road and around Wildhorse could be expected for the next few years. Rob Harper explained a local representative, Bart Laemmel, had been hired to oversee the developer's construction at Prospect Homestead so work could continue and the 22 homes completed.

John Low introduced Jordan Brandenburg of Toad Property Management. Jordan gave a management update. Jordan said he continued to explore options for furnace/boiler maintenance. Rob Harper said a local plumber had reached out to perform the maintenance and Rob stressed the need to spend the money to maintain the heat source as it was difficult to obtain parts for repairs or find plumbers available to do the work. Jordan encouraged owners to reach out to him with questions.

The shortage of trades and labor, including plumbing, throughout the valley was discussed. John Low said he would reach out to the new developer for the 17 homes in Wildhorse and see if they could assist with materials or even labor.

John Low said some repairs would be made to the street signs.

Chris Cappy explained the year to date expenses and Chris said he did not expect any special assessments in the next year. Chris explained the Association had a healthy reserve fund as a result of the 2021 settlement with the developer. Chris said he had recently upgraded the phones in his home and phone service using the land line was now better than the cell service. Chris explained the phones cost approximately \$100 and Internet Colorado could install the equipment.

Chris Cappy explained the Board had approved the 2021/2022 Budget. After a short discussion about expenses there was no opposition to the Budget as presented.

Jordan Brandenburg thanked the Board for their service. Jordan explained Matt Boisen and John Low were willing to continue on the Board for additional two year terms. John Low explained Robert Erbrick had resigned from the Board and Laura Holdych had joined the Board to complete the remaining year of Robert's term. Laura Holdych introduced herself and said her background was in communication and she would like to introduce newsletters or social media.

A motion was made to appoint Matt Boisen to the Board for a two year term. The motion received a second and was unanimously approved.

A motion was made to appoint John Low to the Board for a two year term. The motion received a second and was unanimously approved.

Matt Boisen said he would continue to inspect exterior logs and some railings on decks required attention. Matt said he would notify owners as he identified work which needed to be performed.

Allie Pugh reminded owners there was an owner directory on the Wildhorse website. New owners were encouraged to reach out with their contact information. Allie explained the owner directory was password protected on the website.

The next meeting would be Monday, August 1, 2022 and a social event would be held the Saturday before the annual meeting.

A motion was made to adjourn the meeting at 10:35 am. The motion received a second and was unanimously approved.

Prepared by Rob Harper
Toad Property Management

Approved by John Low
President of Wildhorse at Prospect Association, Inc.