

**WILDHORSE AT PROSPECT ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
MINUTES FROM AUGUST 3, 2020
VIA ZOOM**

Call to Order

John Low, welcomed everyone to the first Zoom Wildhorse annual meeting and called the meeting to order at 9:09 am.

Proof of Notice

Proof of Notice was mailed to owners on June 29, 2020 and Scott Kelley confirmed there was a quorum.

Minutes of Prior Meeting

A motion was made to approve the minutes of the August 5, 2019 meeting. The motion received a second and was unanimously approved.

Zoom Attendance

Werner and Betty Baumgartner	15 Wildhorse Trail
Matt Boisen	31 Wildhorse Trail
Cale Colorado LLC	41 Wildhorse Trail
Chris Cappy	29 Wildhorse Trail
Robert Erbrick	5 Stetson Drive
Eric Facy	40 Wildhorse Trail
Dorothee Heisenberg	3 Stetson Drive
Ashley Hickmon	26 Appaloosa Road
Steve and Laura Holdych	14 Appaloosa Road
Alex Inman	20 Appaloosa Road
Mike Kelley	27 Wildhorse Trail
Reiner Kraus	30 Appaloosa Road
Brian and Ali Pugh	35 Wildhorse Trail
Grant Bennett	Wildhorse Homes, LLC
John Low	33 Wildhorse Trail
Faith Spitz	18 Appaloosa Road
Scott Sutton	27 Appaloosa Road
George Parkman	28 Appaloosa Road
Vic & Shelley Wisner	7 Stetson Drive
Jim Wickham	42 Wildhorse Trail
Proxy to John Low:	
Joey Chiaff	22 Appaloosa Trail, 2 and 4 Stetson Drive
Susan Scott	16 Appaloosa Trail
Christine Theroux	25 Wildhorse Trail

Proxy to Chris Cappy:

Fred and Martha Vang

37 Wildhorse Trail

Proxy to Bob Erbrick:

Bob Bere

11 Stetson Drive

Management Company Present

Rob Harper

Toad Property Management

Scott Kelley

Toad Property Management

Ian Ryder

Toad Property Management

Guests

Chris Kopf

Coldwell Banker Bighorn Realty

Carlos Velado

Town of Mt. Crested Butte

Robbie Robinson

Report of Officers

John Low said at 10 am Carlos Velado of the Town of Mt. Crested Butte would join the meeting to give an update on local issues and Chris Kopf would join the meeting to give a real estate update.

John Low said several important improvements had been made in the neighborhood during the past year to the internet, an enhanced irrigation system and additional planting in the flower beds.

Chris Cappy said after years of struggling with the problems of the original irrigation system Tyler of Spring Creek Landscaping had made major upgrades in May and Toad Property Management had spent several days monitoring and adjusting the watering to specific areas. Chris explained a few problem areas were still being dealt with and moving forward the improvements would enhance the appearance and survival rate of plants and trees.

Robbie Robinson said snow plows for the second year running had caused significant damage to landscaping and it was difficult for the plants and trees to recover. Approximately 25 trees had been lost to poor irrigation and hopefully the trees would be able to thrive in the future. Porcupine damage had reduced and grasses and wildflowers were thriving. Robbie said the addition of a couple of flower gardens were a great welcome to the neighborhood. Robbie explained fertilizer would be given to the Spruce and Aspen in the Fall. It was agreed some trees had been given time to recover but were not responding and those trees would be removed. Spruce and Pine were not being replaced as those trees did not survive so well. Owners wanting to add trees should contact Matt Boisen to obtain approval prior to planting to avoid hitting irrigation or utility lines or planting too close to snow storage areas. Robbie agreed to review options for improving the grass area in front of 41 Wildhorse which was being damaged by snow plows turning.

Allie Pugh said in mid-June three families had worked on the flower beds at the front entrance and added perennials. Allie encouraged interested owners to volunteer to assist in the future or for owners to share ideas for common area beautification.

John Low said Adam Zatorski of King Systems had been asked to review options for adding a surge protector and internet at the bunk house. Chris Cappy explained tracing and mapping of the various utilities into the bunk house was necessary to understand what was available. It would be an expensive exercise and that would be discussed later in the meeting but it would allow the Association to respond promptly to future problems or individual owner needs. George Parkman questioned the need for the highest technology and said \$400,000 had been spent on internet, satellite, phone over the years and many owners did not need the highest technology for internet and television. Chris said the \$400,000 amount probably included service costs over the 11 years and Chris offered to meet with George to review the costs. Chris explained the Board had been reviewing utility services over the years including satellite services to meet the diverse needs and expectations of owners.

Matt Boisen thanked Robbie Robinson and Allie Pugh for their improvements on the landscaping. Matt encouraged owners to contact him if they wanted to make any changes to the outside of their house. Matt said Wildhorse was in a harsh environment and the houses were generally in good condition. Stain for decks could be obtained from Sherwin Williams in Gunnison if owners wanted to apply a coat of stain to their decks.

Matt said radon mitigation had been performed at about two-thirds of the homes (at owner's individual cost) and the radon levels in those homes had been significantly reduced.

Scott Kelley said foxes continued to be a problem in the neighborhood. Owners were once again reminded to not feed the foxes. Scott Kelley said fox deterrent had been put down and holes filled but either additional holes or the original hole quickly reappeared. Matt Boisen said he would be meeting with a Grand Junction company to obtain estimates to spray foam into the damaged concrete areas. Matt encouraged owners to contact him if foxes had been digging under concrete and causing damage. Estimates from the Grand Junction company would be shared with the individual owners and it would be an individual owner expense to have the concrete repairs completed. Concern was expressed about the foxes as the foxes appeared to be more aggressive and more numerous in the neighborhood.

Scott said fascia had become loose on one house and other houses would be checked to see if they also had loose fascia. Scott encouraged owners to contact Toad if they saw any items requiring attention. Chris Cappy said a local roofing company would be inspecting all the roofs and reporting back to the Board.

Carlos Velado of the Town of Mt. Crested Butte joined the meeting to give an update on local activities. Carlos explained he was currently Community Development Director and Assistant Town Manager. Joe Fitzpatrick the current Town Manager would be retiring on September 2, 2020. Carlos said the parking lot at Treasury and Gothic was being paved, the small structure being added was a restroom and a stairway was being added so people could walk from the parking lot down to the Rec Path and the base area. Carlos thanked owners for their patience as a large section of road from Marcellina to the Snodgrass Trailhead on the edge of Town was having major improvements, including new drainage, curbs and paving. The work was scheduled to finish in October. Upgrades, including expansion, at the Mt. Crested Butte Water & Sanitation District treatment plant at the corner of Gothic and Prospect was also underway. The work was anticipated to last 18 months and materials were being staged and stored temporarily on land across the road from the Wildhorse entrance. Construction of 22 additional units at Prospect Homestead was also underway and 11 new homes were in various stages of construction in Prospect. Carlos explained North Village was still in the pre-planning stage and the Developer had asked the Town for input at the development stage including the 17 acres of land owned

by the Town. Carlos said there was an open meeting on August 4th when the North Village would be discussed.

Chris Cappy asked if the loss of the parking area opposite the Wildhorse entrance would be a problem during the ski season and Carlos agreed to do some research and report back to Chris with an update. If the parking area was not available it might lead to vehicles being parked in Wildhorse and there was an initial discussion about the process of installing a gate at the Wildhorse entrance. Carlos left the meeting.

Chris said the Board was considering a small gravel parking area in Wildhorse near the front entrance so owners could drive up and drop skiers closer to the Goldlink ski lift.

Chris Kopf joined the meeting to give a real estate market update. Chris said COVID-19 had definitely slowed the real estate market in the Spring but the market was busy now and more people considering relocating from major cities to a rural area. Chris explained increases in the Wildhorse sales figures since 2014. Chris said there were 11 homes currently listed for sale in Wildhorse and concern was expressed by an owner that the restriction on short term rentals was having a negative impact on sales and values. A long discussion about short term rentals and the benefits or disadvantages followed. John Low said the 11 homes were listed for sale for a wide variety of reasons and two of the homes had not yet been constructed. Chris Kopf left the meeting.

The short term rental discussion continued with some owners requesting short term rentals and other owners saying lack of short term rentals was viewed as a benefit to them and attraction to some potential buyers. Owners were encouraged to contact Board members to continue the short term rental discussion.

Chris Cappy said financials distributed with the annual meeting documents did not include upgrades to the irrigation system, the internet or some landscaping work and expenses would be over budget. Snow removal was under budget due to the lighter snow year and less money had been spent on legal fees. Chris explained the work on the internet surge protection would cost \$22,000 and the Board was proposing using some money from Reserves and a Special Assessment of \$400 per unit to pay for the work on the internet infrastructure. Mike Kelley made a motion to approve the Budget as presented including the \$400 special assessment for infrastructure upgrades. The motion received a second and was approved by a majority. George Parkman questioned why the Association held \$107,000 in Reserve and did not use that money for the upgrades.

Scott Kelley explained Chris Cappy, Bob Erbrick and Allie Pugh were willing to continue on the Board and no other names had been put forward. Mike Kelley made a motion to appoint Chris, Bob and Allie to the Board for additional two year terms. The motion received a second and was approved by a majority.

Grant Bennett of Wildhorse Homes LLC said he was a Board member on the Reserve Metro District 2 Board and encouraged interested owners to volunteer for the metropolitan district board. Grant said he would raise the question about winter parking at the area currently being used for construction materials at the next Board meeting although it might be a CBMR question. Grant explained construction on an additional two homes had been delayed due to COVID-19 concerns and the timeline was being reassessed as contractors were now busy on other projects. Grant said vacant lots were still for sale and there had been interest from developers during the past month and Wildhorse Homes would be reviewing options.

The date of the next meeting was set for August 2, 2021 at 9 am.

Alex Inman said the video on the website was not working and John Low said that would be reviewed. Allie Pugh said an owner directory for the owners who had provided their contact information was on the Wildhorse website and was password protected.

The Board and Toad were thanked for their work at Wildhorse. John Low encouraged owners to contact the Board with questions.

The meeting adjourned at 11:40 am.

Prepared by Rob Harper
Toad Property Management, Inc.

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

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