

**WILDHORSE AT PROSPECT ASSOCIATION, INC.  
ANNUAL HOMEOWNERS MEETING  
MINUTES FROM AUGUST 5, 2019  
QUEEN OF ALL SAINTS MEETING ROOM  
CRESTED BUTTE**

**Call to Order**

Rob Harper, called the meeting to order at 9:02 am and confirmed there was a quorum.

**Proof of Notice**

Proof of Notice was mailed to owners on June 20, 2019.

**Minutes of Prior Meeting**

Werner Baumgartner made a motion to approve the minutes of the July 30, 2018 meeting. Scott Sutton seconded the motion and it was unanimously approved.

**Owners Present in Person**

Matt Boisen and Gregory Wojtkowski	31 Wildhorse Trail
Chris Cappy	29 Wildhorse Trail
John Low	33 Wildhorse Trail
Vic & Shelley Wisner	7 Stetson Drive
Robert Erbrick	5 Stetson Drive
Scott Sutton	27 Appaloosa Road
Werner and Betty Baumgartner	15 Wildhorse Trail
Dorothee Heisenberg	3 Stetson Drive
Grant Bennett	Wildhorse Homes, LLC
Adam Zatorski	29 Appaloosa Road
Al Simpson	17 Wildhorse Trail
Mike & Terri Madison	39 Wildhorse Trail
Adam Zatorski	29 Appaloosa Road
Brian and Ali Pugh	35 Wildhorse Trail
Joey Chiaf	22 Appaloosa Road
Mike Kelley	27 Wildhorse Trail
George Parkman	28 Appaloosa Road
Scott and Kathy McPherson	23 Wildhorse Trail
Fred and Martha Vang	37 Wildhorse Trail
Laura and Steve Holdych	14 Appaloosa Road

**Proxy to John Low:**

Garrett Smith	18 Appaloosa Road
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**Proxy to Bob Erbrick:**

Bob Bere	11 Stetson Drive
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**Proxy to Matt Boisen**

Eric Facy

40 Wildhorse Trail

**Management Company Present**

Rob Harper

Toad Property Management

**Guests**

Chris Kopf

Coldwell Banker Bighorn Realty

Jason Swenson

Internet Colorado

Robbie Robinson

**Report of Officers**

John Low welcomed everybody to the meeting. Chris explained the significant snowfall during the winter had resulted in additional snow removal expenses as well as some tree damage. Chris said roof anchors were being installed on all homes to make the snow removal safer and roofs would be inspected and shingles replaced as necessary.

Chris Kopf gave an overview of the current real estate market. Chris distributed a spreadsheet showing properties sold during the past year and the units currently listed for sale and explained how the Vail acquisition of the ski area was impacting the real estate market.

John Low reminded owners that rentals must be at least 6 months duration and short term rentals were now prohibited within Wildhorse.

Adam Zatorski of King Systems said upgrades were available for the internet service and interested owners should reach out to him to increase internet speed. Adam explained a proposal was being prepared for Wildhorse for long term upgrades to the infrastructure which would make it easier to service internet, television and telephone in the future. Adam said King Systems had been working alongside Jason Swenson of Internet Colorado to understand the existing service and consider future improvements. Jason Swenson explained a mini cell tower (30 foot tall instead of the current 20 foot tall one) on the bunk house might be a solution to cell service problems in the lower areas of Wildhorse. Jason said improvements throughout the valley were underway and it was essential that Wildhorse found a solution to join the valley wide upgrades. Jason explained back up generators were also being placed in some locations throughout the valley to reduce down time and that was also something Wildhorse could consider. Jason said there were also changes coming for telephone and voicemail as it was difficult to get technical support for the current service and some homes had unacceptable service. Jason explained changes to television service would also be a possibility in the future once the broadband capacity into Wildhorse was increased. Adam explained a phone line into each home was currently necessary to support the alarm system. Chris Cappy thanked Jason Swenson for his support of Wildhorse over the years and thanked Adam Zatorski for his considerable help since joining the community.

Robbie Robinson explained landscaping maintenance continued and additional trees had to be removed due to porcupine damage, heavy wet snow or damage from snow removal equipment. Robbie said a lot of damage had been caused by the January switch to a different snow removal company for the streets and it was hoped that moving forward the contractor would be more familiar with the area and

there would be less damage. Robbie stressed it was essential to have the irrigation system operational early and a late start due to significant snow in June had caused additional problems to the landscaping. Robbie said the contractors at the new homes were parking on areas previously seeded with grass and wildflowers and suggested the home builders rectify that problem and blowing trash from the construction sites continued to be a problem.

Matt Boisen reminded owners that changes to the exterior of homes needed to be presented to the Architectural Control Committee prior to construction starting. Matt said a form was on the website and Matt Boisen and Adam Zatorski would work with owners to help plan location of conduits, satellite dishes, hot tubs, decks, etc. Matt said some homes still needed to add radon mitigation systems and said radon levels varied throughout Wildhorse. Matt said roofs would be inspected this year. Matt was thanked for his service to the neighborhood.

Rob Harper thanked the Wildhorse Board for their service and said during a recent walkthrough some items had been identified as requiring additional attention. Rob said snow removal of the streets would be considerably better in the future and the change of contractor during a big snow year had been tough.

Chris Cappy explained insurance had significantly reduced this year and that together with the light snow year in 2017/18 had helped to cover the budget overruns for snow removal in the 2018/19 winter season. Chris said there was currently \$107,000 in reserve and a dues increase of 3% was in the new Budget to allow the association to maintain reserves and keep up with maintenance items.

Rob Harper said Matt Boisen and John Low were both willing to continue on the Board for an additional two year term and no other nominations were received. Rob explained Joey Chiaf would be stepping down from the Board and Ali Pugh had agreed to complete the remainder of his term. Chris said Joey would continue to assist the Board as necessary and it was agreed the Board would review the taxes currently being assessed for the vacant lots owned by Joey but enjoyed by the community.

Bob Erbrick made a motion to appoint Matt Boisen and John Low to the Board for additional two year terms. Mike Kelley seconded the motion and it was unanimously approved.

Matt Boisen said he was nationally certified in radon testing and some Wildhorse homes were testing high. Matt said he would perform free testing and then recommend solutions to reduce any high levels. Matt explained radon mitigation was approximately \$4,000 for the complete project within each home.

Matt Boisen said Miquel was offering to perform door maintenance on the doors refinished two years ago and the cost was \$130 for the maintenance.

Chris Cappy confirmed several maintenance projects were underway and said gas meters and transformers in the neighborhood had been inspected. Chris explained the wooden perimeter fence would require replacement in the near future.

Ali Pugh offered to coordinate the preparation of a Wildhorse owner directory and it was agreed a private directory for use just within Wildhorse would be useful. Owners were encouraged to provide contact information.

Grant Bennett of Wildhorse Homes LLC said there was a lot of demand for new homes in the valley since the Vail purchase of the ski area. Grant said plans for two additional homes on Appaloosa would be submitted to the Board within the next week. Grant explained Wildhorse Homes wanted to be good neighbors and encouraged owners to contact him if there were concerns regarding the construction crews. Grant confirmed there were five vacant lots on Appaloosa at the current time.

George Parkman thanked Chris and Andrea Cappy for opening their home for the community BBQ on Saturday.

George Parkman encouraged owners to reach out to Joe Fitzpatrick at the Town of Mt. Crested Butte to request much needed repair of the roads leading to and within Prospect.

The date of the next meeting would be August 3, 2020.

Werner Baumgarten expressed concern about foxes being fed in the neighborhood and cautioned the feeding of the foxes could lead to the demise of the foxes or injury to individuals in the neighborhood. It was agreed the following email would be circulated to all owners after the meeting:

At least 3 households have been feeding the foxes that live in the area. While I love wildlife and appreciate the opportunity to observe it in our neighborhood, I wanted to point out that this puts both the animals and people at risk for adverse events, and hope that this practice will stop. The reasons for this include:

1. The animals will come to depend on handouts from people and will lose the ability to find and hunt for food on their own. When homeowners then leave the area, the foxes could go hungry and possibly starve.
2. The handouts being given to foxes include items such as hot dogs and white bread, which are not nutritious and could harm them.
3. The animals will lose their natural fear and respect of humans, and with closer and closer contact, one day a bite could certainly occur. If this happens, the animal would need to be killed to be tested for rabies, something no one wants to see happen.

So I would encourage all of us to refrain from feeding the wildlife such as foxes (except for birds, which are not harmed by proper feeding) so that we can continue to enjoy visits from these animals from a safe distance and without ruining their health. Thank you!

A motion was made, seconded and unanimously approved to adjourn the meeting at 11:03 am.

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Prepared by Rob Harper  
Toad Property Management, Inc.

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