

**WILDHORSE AT PROSPECT ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES FROM MONDAY DECEMBER 10, 2018
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

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

John called the meeting to order at 10:07 am and confirmed the meeting had a quorum.

John explained the first topic would be discussion of the Short Term Rental Policy and enforcement. After discussion it was agreed an email would be sent to Marcus Lock for guidance on how to enforce the provisions of the Short Term Rental Policy if necessary during the holiday period. Rob agreed to contact the Town of Mt. Crested Butte and find out if any Wildhorse homes had paid a pillow tax for short term rentals.

Prior to the meeting John emailed a revised form for variance requests which gave more direction and information to owners. After discussion Matt agreed to set up an Architectural Control Committee, effective January 1, 2019, and reach out to homeowners, not on the Board, to join the Committee. Matt agreed to report back to the Board after talking to some owners.

John asked for discussion regarding insurance maintenance obligations of the Association and the expectations of the owners. After a long discussion it was agreed Matt and Chris would prepare an explicit list of maintenance/repair items that should be the obligation and responsibility of the Association and report back to the Board.

Rob said HVM had not completed an inspection of the central alarm system in recent years and it was slightly unclear if the inspection and replacement of batteries and smoke detectors was an owner expense or an expense for the Association. Rob explained the backflow preventers and the fire sprinklers required an annual inspection and Western Slope Fire had quoted \$250 per home and Rob said he would be happy to obtain a quote from Dynamic in Montrose for the same service. Rob said the alarm system and fire suppression systems could be inspected for approximately \$350 per unit although that cost would not include repairs or replacement of items. After discussion it was agreed, effective January 1, 2019, the Association would schedule annual inspections of the central alarm system and the backflow preventers and fire sprinkler systems with individual owners responsible for any additional costs above and beyond the inspection and replacement of batteries. These items would be added to the Association maintenance list as they were matters of safety and preservation of the entire community. The maintenance of boilers would remain an individual owner expense as it was felt the failure of a boiler would not impact the entire community, just that one owner.

Rob said fire sprinkler system leaking had been a problem in the past in some homes possibly due to the pressure coming into the community. Rob said Mt. Crested Butte Water & Sanitation had said one pressure reducing valve for the entire community was not an option. It was agreed further research and discussion was required.

Rob said CBMR had not been doing a good job on snow plowing the roads and Lacy Construction was scheduled to take over on January 1, 2019. Rob explained he was in contact with Prospect to try to bring the Lacy Construction start date forward to deal with snowfall during December.

The meeting adjourned at 11:18 a.m.

Prepared by Rob Harper
Toad Property Management, Inc.

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

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