

**HIDDEN RIVER RANCH ASSOCIATION
ANNUAL OWNERS' MEETING
JUNE 25, 2021 5:00 PM MDT
VIA ZOOM**

The meeting was called to order at 5:06 pm, a quorum confirmed and notice of the meeting had been mailed on May 28, 2021.

Nick Chirekos made a motion to approve the minutes of the July 26, 2020 meeting. Cathy Dea seconded the motion and it was unanimously approved.

Melanie Miller explained road maintenance had been completed and East River Ranches had paid for additional road base and for Magnesium Chloride on the main road. Lighting had been added at the speed bump but other solutions were being investigated as the lighting was not working. Jordan Brandenburg said Toad had reached out to the Sign Guys in Gunnison for the cost of reflective signage to be placed by the speed bump. Jordan said the speed limit signage would be reduced to 15 mph from the current 20 mph.

Matt Kauffman said he would speak to Jay Barton about signage at the entrance to homes. If it was necessary to change the style of signage Jay Barton would need to provide the Board with sample signage prior to installation.

Brent Allen said Jay Barton was willing to continue performing the snow removal but due to the light snow year Jay might lose his more powerful Bobcat and have to use a 250, a much smaller machine. A discussion followed regarding the Association purchasing the Bobcat and leasing the machine back to Jay Barton. Concern was expressed about maintenance, storage and how to structure payment. John Barney said he had purchased a new machine and would be available to perform additional snow removal as part of a shared snow blowing operation with Jay. After discussion it was agreed to form a small committee and meet with John and Jay to formulate a plan during the Summer and be ready for the winter. Melanie Miller agreed to take the lead and coordinate the meetings.

Melanie Miller said Tracy Wentz was once again coordinating noxious weed removal with John Pickering. Melanie explained Gunnison County would not be offering cost sharing grants this year and the full cost of the standard weed control would be paid by the Association.

Jordan Brandenburg said the pond had been stocked with 50 fish.

Melanie explained dogs from construction sites had been roaming and the governing documents required dogs to be contained on the site or no dogs at construction sites. It was agreed all owners with construction projects underway needed to reach out to their contractor and ensure that all dogs were leashed while on the property.

Melanie said some of the governing documents appeared to be in conflict with each other and Jordan confirmed he had spoken to Marcus Lock of Law of the Rockies. Marcus said it would be an extensive, expensive project to do a full update/rewrite of the governing documents.

Jordan explained 67% of owners would need to approve an amendment to the Covenants and the revised document recorded in the Gunnison County records. It was agreed to prepare a scope of work identifying the areas of concern and then asking some local attorneys to provide an estimate for the work. Jordan agreed to reach out to some local attorneys.

Nick Chirekos explained the 2022 Budget and said dues would remain at the current level. Nick said legal expenses for water were not anticipated in 2022. Jordan Brandenburg said a water decree application would need to be filed by June 2023 to include new wells. Nick suggested \$500 being added to the 2022 Budget for water legal expenses in preparation for the 2023 legal expenses. Nick said the Board had voted to build the Reserve Account up to \$40,000 and dues income would not be refunded until the Reserve Account reached \$40,000. Brent Allen made a motion to ratify the 2022 Budget as discussed. Melanie Miller seconded the motion and it was unanimously approved.

Jordan Brandenburg explained Melanie Miller was willing to continue on the Board for an additional three year term and no other names had been put forward. It was unanimously agreed Melanie would continue on the Board.

It was agreed the next annual meeting would be Friday, June 24, 2022 and it was suggested the meeting be scheduled earlier in the afternoon.

John Barney said he thought there was sufficient Milestone for weed spraying and if necessary an additional supply would be obtained from the County. John reminded owners it was an owner responsibility to control noxious weeds on individual lots and owners could hire John Pickering or reach out to John Barney/Tracy Wentz for assistance. John explained Winter Cress and Prickly Lettuce were weeds, which could spread quickly, but the weeds were not currently on the Gunnison County noxious weed list.

A motion was made to adjourn the meeting at 6:15 pm. The motion received a second and was unanimously approved.

Submitted by Rob Harper, Toad Property Management