

**HIDDEN RIVER RANCH ASSOCIATION
ANNUAL OWNERS' MEETING
JUNE 26, 2020 2:00 PM MDT
VIA ZOOM**

The meeting was called to order at 2:06 pm, a quorum confirmed and notice of the meeting had been mailed on May 27, 2020.

A motion was made to approve the minutes of the July 26, 2019 meeting. The motion received a second and was unanimously approved.

Melanie Miller explained the Board had been discussing construction guidelines and would continue to review.

Scott Kelley of Toad Property Management said Tracy Wentz could not attend the meeting and Scott read a brief letter from Tracy regarding weed management and exterior lighting. Tracy had explained the association would be receiving matching grants from Gunnison County for weed mitigation. Due to prior year efforts to remove noxious weeds Gunnison County had increased the 2020 grant to \$1,000. John Pickering, a licensed sprayer, had been engaged to spray weeds along the roadsides and owners would continue to be responsible for dealing with noxious weeds on their own lots. Tracy reminded owners of the Gunnison County exterior lighting regulations and suggested owners review the dark sky exterior lighting information on www.gunnisoncounty.org. Tracy encouraged owners with homes not currently in compliance with the Gunnison County regulations to update exterior lighting with fixtures to direct light down.

Rick Ems of the Crested Butte Fire Department joined the meeting. Rick explained the moisture levels in 2020 were low which increased the danger of wildfires and Rick thanked the Association for reaching out to him for information. Rick said small recreational fires, within small fire pits, were permitted and if owners were planning to have a bonfire, larger than 3 feet in diameter, 2 foot flame height, a call to Dispatch was required as that would be considered a controlled burn. Failure to call Dispatch regarding the intention to have a bonfire might result in an owner being responsible for the cost of the Fire Department responding to an emergency call. Fires should not be within 25 feet of structures or combustible materials.

Rick encouraged owners to regularly check www.gunnisoncounty.org for fire restriction levels and on the same website owners could register their phone numbers so alerts would be received when fire restriction levels changed. Rick agreed to provide Scott at Toad Property Management the links to some useful websites for defensible space and fire safety and Scott would circulate that information to owners. Rick explained large fires would burn for hours and encouraged a series of small fires which could be fed from the larger wood pile which would significantly reduce the danger of the fire getting out of control. Rick encouraged owners to reach out with questions, Rick was thanked for participating in the meeting and Rick left the meeting.

Melanie explained some owners had been concerned in the past regarding fires set by neighbors and owners were asked to be fire safe, in compliance with the Association governing documents as well as the applicable County regulations and guidelines for that day.

Melanie explained the Hidden River page on the Toad website, www.toadpropertymanagement.com, had been updated to include all Association governing documents and Melanie encouraged owners to make themselves familiar with those documents.

Nick Chirekos explained a financial report together with 2020 and 2021 Budgets had been circulated with the annual meeting documents and the Association had \$20,000 in the Reserve account and \$21,000 in the Checking Account. Nick said road maintenance and pond maintenance were significantly over budget as additional work had been done on both items. Scott Kelley said work had been performed on the pond by John Barney and Toad and \$500 had been spent on stocking the pond with fish. It was agreed to add the \$500 for fish stocking to the Budget. Snow removal during 2020 had been close to Budget and in accordance with prior years there would be a credit to owners. Nick explained owners had received a credit of approximately \$700 in their recent statement for dues payments and the Association would continue to keep \$20,000 in the Reserve Account and \$5,000 in the Checking Account.

After a short discussion Melanie Miller made a motion to appoint Lauris Gibson to a 2 year term on the Board, and both Cathy Carpenter Dea and Matthew Kaufmann to three year terms. Nick Chirekos seconded the motion and it was unanimously approved.

Cathy Dea said Yellow Mustard was appearing throughout the Ranch and needed to be stopped by pulling or spraying. Penny Crest was appearing on disturbed soil and although it was not on the noxious weed list it also needed to be dealt with before it spread further. Cathy explained the mustard had yellow flowers and the Penny Crest had white flowers. Scott agreed to circulate weed information to all owners.

Matthew Kaufmann said a rock fire pit in the River Easement had been removed twice from his property and asked that nothing be removed from his property without approval being requested.

Melanie agreed to reach out to John Barney and find out if he required any assistance with the pond or if the additional aerators had been added.

It was agreed the next meeting would be June 25, 2021 with either a morning or late afternoon start time.

A motion was made to adjourn the meeting at 2:42 pm. The motion received a second and was unanimously approved.