

**HIDDEN RIVER RANCH ASSOCIATION
ANNUAL OWNERS' MEETING
JUNE 29, 2018 2:00 PM MDT
QUEEN OF ALL SAINTS MEETING ROOM
401 SOPRIS AVENUE
CRESTED BUTTE, CO 81224**

Present:

Nick Chirekos	Lots 6 & 7
Jay and Lauris Gibson	Lot 8 & Lot 9
Galen and Carrie Betz	Lot 10
Rob Green	Lot 11
Melanie Miller	Lot 13
Tracy Wentz	Lot 14 & Lot 15

Proxy to Rob Green:

Brent Allen	Lot 4
Rob Harper, Toad Property Management	
Jim Ruthven, Toad Property Management	

Rob Harper called the meeting to order at 2:04 pm, confirming a quorum and said notice of the meeting was sent on May 18, 2018. Nick Chirekos made a motion to approve the June 29, 2017 minutes. Rob Green seconded the motion and it was unanimously approved.

Rob Green said Jill Norris was the association's attorney for water matters. Rob Green explained water rights had been perfected for owners who had already drilled wells and the association would continue to file paperwork every six years for the owners who had not yet drilled their wells.

Rob Harper said the association had reduced the mosquito spraying contract last year by approximately half and would continue with the reduced service for another year.

Rob Harper said Davidson Wildlife Services would continue with the porcupine control.

Tracy said Lacy Construction had performed maintenance on the road and would do it again in the Fall. Tracy said magnesium chloride could be applied in the Fall if the road was too dusty.

Rob Harper said the Grazing Lease with the Spanns would need to be renewed April 30, 2019. Rob Green explained owners received a significant reduction in taxes because of the agricultural designation. It was agreed the Grazing Lease would be revisited by the Board and the price would be increased again. Tracy said the Spanns were responsible for fixing and maintaining the perimeter fence.

Tracy said she had once again submitted the paperwork to the County for cost sharing on weed management. Tracy explained the spraying must be performed by a licensed sprayer and Tracy said she was once again in contact with the same sprayer as last year.

Nick explained dues were increased last year to cover expenses and add 10% of income to the Reserve Account each year. Nick said the Board would continue to review expenses.

Nick made a motion to approve the 2019 draft Budget. John seconded the motion and it was unanimously approved.

Rob Harper said Brent Allen would not be continuing on the Board and Melanie Miller had volunteered to join the Board. John made a motion for Melanie Miller to join the Board for a 3 year term. Rob Green seconded the motion and it was unanimously approved.

Rob Green made a motion to adjourn at 2:36 pm. Tracy seconded the motion and it was unanimously approved

Submitted by Rob Harper, Toad Property Management, Inc.

Approved by: Rob Green, President