

**HIDDEN RIVER RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 30 2016 4:00 P.M.**

**CHATEAUX CONDOMINIUMS CLUBHOUSE
MT. CRESTED BUTTE, CO 81225**

Present:

Brent Allen	Lot 4
Roger Cesario	Lot 9
Rob Green	Lot 11
Leslie Ireland	Lot 13
Tracy Wentz	Lot 14 and Lot 15
Rob Harper, Toad Property Management, Inc.	

Meeting called to order at 4:15 pm.

Weed Control: Tracy will get a quote for another weed vendor and send an email to all for discussion.

Road Maintenance: Brent's question was which contractor could get the project finished the quickest? Discussion about the amount of "road base" loads among the bidders, the costs, and supposed overhead of the bidders. The preference is that the base comes from the Gunnison pit because the clay content is lower. Brent makes a motion to accept Ray's bid provided the timing and schedule works. Tracy seconds, all in favor, motion passes. Jay will contact Ray, confirm the schedule, confirm the Gunnison origin. Discussion about doing both roads (work does not include the main road) at the same time; spending the reserves vs. a special assessment to the home-owners. Discussion about traffic in the association, including a business, which isn't allowed per the covenants, says Tracy. Jay is willing to pay an extra share to contribute. Discussion about ignoring the covenants, changing the covenants.

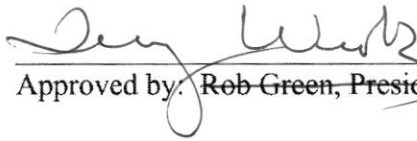
Executive session to discuss matters relating to home based businesses and contractors employed by the Association begins at 4:52 pm, ending at 5:33 pm.

Regular session starts at 5:34 pm with a motion from Roger to write a letter to Hidden River Construction regarding the use of Hidden River as a staging area for his business. This activity will need to cease per the restrictive covenants. This was seconded by Rob Green and approved unanimously. Rob Green will draft the letter and circulate to the Board.

Rob Green made a motion for a \$900 special assessment for road maintenance, Leslie seconded and all are in favor and the motion passes.

Meeting adjourned at 5:26 pm

Submitted by Rob Harper, Toad Property Management, Inc.



Approved by: Rob Green, President

TRACY WENTZ, HR BOARD MEMBER

**HIDDEN RIVER RANCH ASSOCIATION
ANNUAL OWNERS' MEETING
JUNE 30, 2016 2:00 PM MDT**

**CHATEAUX CONDOMINIUMS CLUBHOUSE
MT. CRESTED BUTTE, CO 81225**

Present:

Tom Toudouze	Lot 2 by proxy
Brent Allen	Lot 4
Roger Cesario	Lot 9
Rob Green	Lot 11
Don Turk	Lot 12
Tim and Leslie Ireland	Lot 13
John Barney/Tracy Wentz	Lot 14 and Lot 15
Jay and Lauris Gibson	Lot 8
Galen and Carrie Betz	Lot 10
Alfred Pinkerton	Lot 1 by proxy
Ron Hertel	Lot 3 by proxy
Helen Hayes	Lot 16 and Lot 17 by proxy

Jill Norris Water Attorney by telephone
Jay Barton, Hidden River Construction
Rob Harper, Toad Property Management, Inc.

Rob Harper called the meeting to order at 2:08 pm, confirming a quorum. Notice of the meeting was sent on May 23, 2016. Brent Allen made a motion to approve the minutes, seconded by Don Turk, all in favor, minutes of last meeting approved.

Jill Norris opened the meeting with a water rights discussion. The HOA owns the water rights which includes the wells on each of the lots, those (wells) designated for the un-improved lots, the two ponds, and some irrigation water that flows from the Lafayette ditch into the larger pond. Diligence applications (on improved lots) have been filed every six years. The next filing is due on September 30 2016. Permits have expired for un-completed wells but those permits can be re-applied for without issue. Jill's records show that lots 4,6,8,11,15,17 have wells and can/should apply for absolute water rights. Lot 13's well is exempt. Discussion about dual lots, well permits, due diligence for undeveloped lots. Discussion about the rules in different subdivisions in Crested Butte, lot size, any state mandated changes. Storage pond #1 was decreed at 10 acre feet which is not currently being met, is at 7.76 acre feet. Storage pond #2 would have to be surveyed, exact number not known, permitted at 10 acre feet. Discussion among the owners about the augmentation plan. Rob will call Scott Pfifer and get his recommended accounting system in place with regards to water flow in and out of the ponds. The Spann property and the Lacy property are both senior to Hidden River property. Discussion about the future: possible development by Lacy, how valuable the 2.24 acre feet is vs. costs to expand the pond, inspections of the pond, possible maintenance issues found that may cost money. The Board

needs to get the augmentation plan signed off by Tanya Rozman and decide what to do about pond #2 before the Sept 30 meeting. The home-owners thanked Jill for her time and Jill hung up.

Mosquito & Porcupine Control: Spraying the standing water has helped; the mosquito population is down. The pine trees have been sprayed with a natural peppermint/clove mixture and the porcupines are staying away. Discussion about different places around the valley that the porcupines have been destructive.

Road Maintenance: There are 3 bids that the Board will review concerning Rodeo Drive and Hidden River Drive. Discussion about the lot owners being responsible for these two "branch" roads. Or should the money come from the general fund, divided 17 ways? The south road gets 3x as much traffic as the north road. An outside engineer (3rd party) could help show the % each homeowner would be responsible for. All home-owners agree that road maintenance is necessary and the Board will make the final decision on which bid and which payment method. Discussion about the speed bump, is more signage necessary to slow folks down?

Weed Control: Brian Ash is spraying but the three spraying days aren't enough, states Tracy. Thistle will definitely be an on-going issue. It was decided that like the road/mosquito issues, the Board can gather more bids, dividing the costs among the home-owners.

Grazing: Discussion about how long cattle are actually on the Hidden River property? If a specific home-owner is interested in grazing, do your own research and bring the information back to the Board.

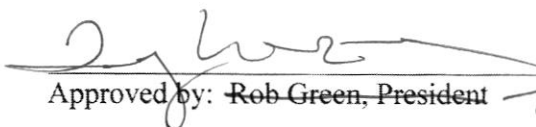
Transportation: Tracy talked to Justin at DOT regarding better signage and/or a proper left turn lane in and out of the sub-division. The master plan includes a bike lane/bike path but no-one has approached the Board.

Financials: Rob Harper reported that all except attorney expenses (water rights) and the fence were in-line with budgeting, keeping in mind that snow removal is always an unknown. Discussion about common area cattle grazing, what kind of prices other sub-divisions might be getting per season. Roger will research the area & market so as to keep the Hidden River grazing lease price competitive/fair.

Board Elections: Rob Green makes a motion for the board slate of Brent (3 years), Leslie (3 years) and Roger will finish Lynn's term (one year remaining). All in favor, motion passes.

Annual Meeting adjourned at 4:14 pm.

Submitted by Rob Harper, Toad Property Management, Inc.


Approved by: ~~Rob Green, President~~

TRACY WENTZ, HRB BOARD MEMBER