

**HIDDEN RIVER RANCH ASSOCIATION  
ANNUAL OWNERS' MEETING  
JULY 26, 2019 2:00 PM MDT  
TOAD PROPERTY MANAGEMENT OFFICE  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Jim Ruthven of Toad Property Management called the meeting to order at 2:06 pm, confirming a quorum and said notice of the meeting was sent on June 12, 2019. A motion was made to approve the minutes of the June 29, 2018 meeting. The motion received a second and was unanimously approved.

Nick Chirekos said there was \$11,478 in the checking account and \$20,000 in the reserve account and said as the association had reached its target of \$20,000 in reserve a credit of \$256 per lot had been paid to owners in March, 2019. It was agreed to keep dues at the current level and refund money to owners as appropriate.

Nick explained the 2020 Budget was very similar to the prior year. Tracy Wentz said Gunnison County was refunding approximately \$700 per year on weed control. Tracy said John Pickering had already started spraying weeds this year and Thistle and Toadflax would be sprayed in mid-August. Tracy confirmed spraying was not conducted within 100 feet of structures and currently only the areas accessible by ATV were being sprayed so it might be necessary later in the year to hand spray certain areas, depending on the moisture. Tracy said new weeds were appearing in the area and John Pickering was very knowledgeable and helpful. Tracy explained 85 acres was sprayed but so far the Conservation Easement had not been sprayed and Tracy said she would continue to communicate with Spann Ranches. Some owners volunteered to spray weeds in the difficult to access areas in the Fall and Tracy agreed to coordinate the work.

Tracy agreed to ask John Pickering to spray the grass on the roads. It was agreed pot holes on the side roads would be filled during the next few days as the contractor was available. After a short discussion it was agreed grading would occur on the main road twice a year, mag chloride applied once a year and the side roads would have pot holes filled and grass sprayed once a year with mag chloride applied every other year. Jim agreed to speak to Lacy Construction and make sure the recent road maintenance cost on the main road was shared with East River Ranches and report back to the Board. Concern was expressed about speeding vehicles and trash connected with the construction projects in East River Ranches and it was agreed an email would be sent.

It was agreed to amend the Budget by slightly reducing weed control and increasing road maintenance.

Rob Green said water rights had been perfected and there was nothing new to report. Rob said porcupines had not been causing any problems and Melanie agreed to follow up on the Mosquito spraying.

Rob Green said his house was on the market but he was willing to continue on the Board until his house sold. A motion was made to appoint Rob to the Board for an additional three year term. The motion received a second and it was unanimously approved.

Nick Chirekos said he was willing to continue on the Board. A motion was made to appoint Nick to the Board for an additional three year term. The motion received a second and it was unanimously approved.

Tracy Wentz said Bob O'Hayre, a local attorney, had confirmed the Association owned the land in the Conservation Easement and Kurt Olson, a local surveyor, was willing to survey the land so that a small corner of the Conservation Easement could be leased to Melanie.

Tracy reminded owners of the Gunnison County Land Use Regulations regarding exterior lighting. After discussion a motion was made, seconded and unanimously approved to notify all owners of the dark sky regulations and owners to make exterior lighting compliant with the regulations by November 1, 2019.

The Board agreed to discuss construction guidelines at a future meeting.

The meeting adjourned at 3:15 pm.

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Submitted by Rob Harper, Toad Property Management, Inc.