

**HIDDEN RIVER RANCH ASSOCIATION
ANNUAL OWNERS' MEETING
JULY 7, 2023 3:00 PM MDT
VIA ZOOM**

The meeting was called to order at 3:01 pm, a quorum confirmed and notice of the meeting had been mailed on June 16, 2023.

Mel Miller made a motion to approve the minutes of the June 24, 2022 meeting. Lauris Gibson seconded the motion and it was unanimously approved.

Mel Miller explained at a recent Board meeting the Board had decided to sell the Bobcat and would review snow plowing options with three local contractors. Mel said the work would probably be done with equipment larger than the Bobcat and not be a blower. Jay Gibson would be finding a buyer for the Bobcat. It was hoped the Bobcat would be sold quickly so the loan could be paid off.

Mel explained Magnesium Chloride would be applied to the main road on Monday, July 10th. Magnesium Chloride would not be applied to the side roads.

Mel said two construction projects were currently under review. Kent Cowherd, a local architect, was reviewing house plans for the Melmed lot and would submit his comments to the Board. Mel said she expected a response in approximately two weeks but it had been difficult to find a local architect to review the documents. The second project was a shed for the Chirekos lot.

Mel explained John Barney was helping with work at the fire hydrant by the pond.

Mel said paperwork had been filed with the Water Court for water rights. Mel explained the new home on the Kaufmann land would become perfected water rights and any lots undeveloped would remain conditional. Every six years it was necessary to file documents with the Water Court for the conditional water rights. Mel explained legal counsel had said there was not a danger of undeveloped lots losing their water rights. Once a home was built and started to use water the rights became perfected at the next six year review.

Nick Chirekos explained the anticipated expenses in the 2024 Budget. Nick said an estimate for snow removal had been based on the expenses of another local Association using a local contractor for snow removal. Nick explained the 2024 Budget exceeded dues income by approximately \$3,700 and the Board had approved a 20% increase which would take dues from \$2,500 per lot to \$3,000 per lot. Nick said at the end of May the Association only had total cash of \$10,000 and it was necessary to build reserves up again. The last dues increase had been in 2017. Proceeds from the sale of the Bobcat, less the \$13,000 bank loan payoff, would help to build up reserve funds.

Nick explained \$8,500 had been spent on road maintenance, including some road base, for the prior 12 months and it was hoped current costs would be slightly lower as Magnesium Chloride

would not be added to the side roads. In 2024 the Magnesium Chloride would also be applied to those side roads.

Nick said the second half year dues invoices had gone out and East River Ranches would be paying \$7,000 for their share of the main road snowplowing. Nick explained the Association would have sufficient funds to cover invoices for road maintenance, fire hydrant work, management and weed management but there would not be much money left in the Bank.

Mel Miller made a motion to ratify the 2024 Budget as presented. The motion received a second and it was unanimously approved.

Kat Loughan explained Cathy Deas and Matt Kaufmann were willing to continue on the Board for additional three year terms. No additional names were put forward. Melanie Miller and Nick Chirekos encouraged owners to consider joining the Board in the future. John Segal and Jacki Melmed expressed interest in joining the Board in the future.

John Segal made a motion to appoint Cathy Deas and Matt Kaufmann to the Board for additional three year terms. The motion received a second and was unanimously approved.

Tracy Wentz said she was happy to coordinate the weed management. Tracy explained grant funds for weed management were not available from the County and Tracy said she had been in contact with Brad Wiggington to discuss requirements and priorities for 2023. The focus would once again be on Thistle and ToadFlax. Tracy said Milestone, obtained from the County, was available for spraying and it was effective for Thistle. Tracy explained Brad would be spraying during July and Brad focused on areas more than 100 feet from structures. The remainder of the land, closer to structures, would be a homeowner responsibility and Tracy reminded owners not to spray in standing water or near running water. Tracy said attempts would be made to notify owners when Brad would be spraying and encouraged owners to notify her when they were spraying. Tracy cautioned against double spraying any areas.

Tracy and John were thanked for their work coordinating the weed management. Tracy said Brad was very knowledgeable about Hidden River and Tracy agreed to share Brad's contact information with owners for weed management on individual lots. Jay Gibson said he sprayed areas using a backpack sprayer and coordinated spray areas with Tracy. Tracy explained Jay's use of the backpack sprayer could reach areas that Brad did not attempt as he used an ATV.

Mel Miller said fish stocking would not occur until the scope of work at the fire hydrant had been resolved.

Kat Loughan said Toad would be happy to review grant opportunities available for the Association.

Nick Chirekos thanked Mel Miller for her work on behalf of the Association, especially the mailbox setup which was working well. Nick said a temporary 15 mph sign was by the road. Permanent signs were now in place and Tracy agreed to move the temporary sign to a new location, close to their barn.

Tracy Wentz said the County had been surveying land for the bike path and the County might be interested in land close to the highway which was within the Hidden River Grazing Lease. Mel Miller said they had attended one meeting with the County but just discussed the right of way by the highway. Mel explained things were still in the discussion stage and Matt Kaufmann felt any bike path was several years away.

Cathy Deas said a band, Frenship, would be staying at her property and the band might want to practice in the barn on July 18th and 19th prior to playing at Mt. Crested Butte. Cathy said owners were welcome to listen to rehearsals and it was generally agreed there was no opposition to the barn being used.

It was agreed the 2024 annual meeting would be held in late June or early July. Kat Loughan agreed to circulate an invite for June 28, 2024 at 3:00 p.m.

At 3:50 p.m. Ari Melmed made a motion to adjourn the meeting. The motion received a second and was unanimously approved.

Submitted by Rob Harper, Toad Property Management