

**WILDHORSE AT PROSPECT ASSOCIATION, INC.**  
**BOARD OF DIRECTORS SPECIAL MEETING**  
**MINUTES FROM JANUARY 24, 2023**  
**VIA ZOOM**

Present:                   John Low  
                              Chris Cappy  
                              Allie Pugh  
                              Joe Robinson, Toad Property Management

The meeting was called to order at 9:02 a.m. and a quorum confirmed with three Board members participating.

Chris made a motion to approve the minutes of the June 29, 2022 meeting subject to a revision removing Bob Erbrick from the list of attendees. Allie seconded the motion and it was unanimously approved.

John said it was disappointing that the replat had not been completed during 2022. John explained Marcus Lock continued to work on the replat with the Town of Mt. Crested Butte. Chris agreed to reach out Carlos Velado, the new manager at the Town of Mt. Crested Butte. Chris said problems at the Town stemmed from the construction issues at the new builds at Prospect at Homestead and Carlos might be able to help move the replat forward.

Allie said parking problems at the entrance to Wildhorse had reduced and Allie said Toad had been monitoring parking and putting stickers on vehicles. Allie explained the no parking message was reaching most people but there were some repeat offenders. Joe said the actual expenses for parking patrol from Toad were not yet known. Allie said the no parking signs were getting buried by snow. Joe said some vehicle registration numbers had been recorded and there would be the opportunity to tow repeat offenders. Parking regulations, costs, signage and a potential gate would be reviewed at a future meeting. Allie said Mt. Crested Butte did not permit on-street parking and Allie said RMD1 and RMD2 had pushed to have no parking on streets within Prospect. It was unclear if the Town of Mt. Crested Butte would enforce the parking restrictions within Wildhorse. Joe said he had reached out to RMD1 (Ethan Mueller and Erica Mueller) to have Wildhorse parking removed from the IGA with the Town. Chris agreed to follow up with Ethan Mueller. Joe agreed to review and change the location of one of the parking signs if necessary.

Chris said snow needed to be removed from the Wildhorse sign and lights.

It was agreed one invoice needed to be given to David Gross for the relocating of utilities. Joe said Spring Creek Landscaping (Tyler) had submitted an invoice for \$6,000 and the Toad hours had been submitted. Joe agreed to total all expenses, including tree replacement, and prepare a final invoice. Joe said there might be additional expenses in the Spring but those costs would not be significant. Allie said some construction materials had been stored on the island and there was landscaping damage on the Appaloosa side of the island. Joe was asked to mark the invoice to David Gross to show that there would be additional “to be determined” expenses in the

Spring. Allie said internet had increased in cost as two additional dishes had been installed due to work at that project. Allie said Spectrum had been working on the redundancy line and a temporary line had been installed for the winter and in the Spring Spectrum would be able to locate the break in the redundancy line but that might be part of the David Gross project. It was agreed another "TBD" line for internet costs should also be added to the David Gross invoice. Chris said he would ask David Gross to move the trailer to a less visible location. Allie said it appeared as if construction equipment was being stored on Wildhorse land without consent from the Association and the equipment was not being used on construction within Wildhorse. Chris agreed to speak to David Gross.

Chris said the internet upgrades or mapping of utility services had not been completed due to other expenses. Chris explained Visionary Broadband had contacted him and it was agreed Visionary Broadband should review the internet service in the Spring. Allie asked that Joe research additional costs to provide internet service to the two new homes.

Prior to the meeting Joe circulated an October to December 2022 financial review. Joe explained the Repairs & Maintenance line item was significantly over budget due to the emergency work performed at the two new homes. Joe confirmed the invoice would be prepared and circulated to the board for review prior to being sent to David Gross and that would help reduce the Repair & Maintenance line item.

Joe explained snow removal had been high in December but other expenses were running close to budget. Joe said Josh Jackson had increased snow removal expenses in 2023. Ground shovelling had increased by \$5 per hour and the one time snow blowing expense for driveways had increased by \$200 per event.

John thanked Joe for the detailed financial reports.

Joe said there were five or six owners slow in paying dues but no owners were seriously delinquent. Allie said there were three houses for sale.

Allie said roof snow removal on eight houses had been completed and other homes still required urgent attention. Chris said he would speak to Josh Jackson and find out if roof snow removal could be completed in a more timely manner. Chris said snow would slide off a metal roof quicker and that needed to be considered in future discussions about roofing materials.

Joe agreed to have snow removed from the Wildhorse sign. Joe agreed to relocate the parking sign from Prospect Road to an Aspen tree near the roundabout. Joe also agreed to update the invoice to David Gross together with a spreadsheet detailing those expenses. Visionary Broadband invoices for the past year would be shared with the Board. Joe agreed to ask Josh Jackson to provide a current rate sheet and notify the Association in advance of any increases.

At 10:08 a.m. the meeting adjourned.

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Prepared by Rob Harper  
Toad Property Management

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Approved by John Low  
President of Wildhorse at Prospect Association, Inc.

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