

BUCKHORN RANCH HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 19, 2014

Skyland Lodge meeting room

In Attendance

Morgan Weinberg – President
Trevor Maltby – Vice President
Sean Turner – Secretary/ Treasurer
Beth Appleton – Association Attorney
Wendy Chatham – Association Bookkeeper

John Davis (43-45), Spencer & Cathy Low (Lot 66), Bruce and Cheryl Crane (Lot 101), Ben Somrak (M3-49), Elaine Franklin (M2-36 & M3-27), Richard Landy (various), Frank & Jackie Woodruff (Lot 35), Barry Muirhead (Lot 74), Jan & Maggie Dijkstra (M2-20), Grant Bremer (M3-7), Joey Olsen (M3-13), John Francisco & Amy Newfield (M2-28), Mike Rock (M2-54), Sharon Gentry (M3-5), Mavis & Wendy Kelsey (Lot 5), Ellen Landy (Lot 61?)
Ray Watson, Kevin Hofstra (Stallion Park) (M1-16,M1-17)

The meeting was called to order and due to the developer in default no quorum was achieved.

Mr. Kelsey made a motion to dispense with the reading of the minutes from last year and approve them.

Mr. Low seconded. Not formally approved due to quorum issue.

Attorney's Report: Beth Appleton

The Developer filed chapter 11 bankruptcy in April. The Association hired bankruptcy council to protect its position in respect to the dues owed.

Richard & Ellen Landy, his daughter, question whether there is a quorum because the by-laws state a person may not be able to vote if they are delinquent. Ms. Landy further says the policies state you cannot bar a person from voting regardless if they are late on their dues and that Brush Creek Airport is not late on their its dues because they are off setting the payment of their dues with the construction of the roads in filing 1&2A.

Ms. Appleton argues that the bylaws are clear: you have to be in good standing and if you're not paying dues you are not in compliance.

Mr. Landy states that he has had legal counsel tell him he is within his right to vote and he doesn't want this meeting to pass without an election of officers.

Mr. Rock recognizes that we have an Association Attorney and he recommends the Association rely on her advice and move forward with the meeting.

Mr. Landy insists there is an election and if the attorneys want to throw it out they can.

Mr. Weinberg asks that we move on with the meeting and come back to the disputed election afterward.

Financial Report 2014 Wendy Chatham

We are in the process of combining the 1&2A and 2B bank accounts which will make it easier for budgets, bill paying and receiving payments.

As of June 30th there is \$64,642.47 in both accounts. Total accounts receivable is \$261,979 some of which is from the dues that were billed on June 20th and due tomorrow.

In looking at the 2013 budget versus actual; we are over in legal by \$5685, repairs & maintenance

by \$6728 because of the culverts, and accounting by \$5141 because of the audits.

We had a savings in landscaping of \$1175.00, bookkeeping of 1241.00, road maintenance \$5100.00, and snow removal of \$5465.00.

For the proposed 2015 budget, I have lowered landscaping to get it in line with actual and raised accounting from \$300.00 to \$2300.00 so we can have McNurlin & Assoc. perform audits for 2011-2013.

Mr. Rock moves to accept the financial report
Mr. Somrak 2nd

Ms. Landy objects to the financial report because the budget wasn't mailed out 10 days prior to the meeting. In addition, due to quorum issue, the most recently approved budget remains the budget of the Association.

Tom Dill is no longer the receiver for the settlement funds. Colleen Hegeman, CPA, is the new receiver, which was accomplished by motion to the court as required.

New Business:

The new policy & procedures will be posted on website. If anyone has questions or concerns they are encouraged to contact a board member.

The stop signs on the runway were stolen and they are required by the county. Mr. Weinberg is investigating one that reads: Stop look for low flying aircraft. Ms. Appleton will contact the county to see what the requirements of the stop signs are.

Ms. Appleton stated the developer was asked to install those stop signs and he declined, so the Association will do it.

Mr. Somrak spoke to the recent flooding issue:

Buckhorn was built in an area that has a history of water backing up in the ditches and flooding. Unfortunately, some houses are in harm's way and there is no good way to mitigate this. In an effort to divert the water from some of the homes, we have inadvertently caused water to flow into ditches not ready for the water and it has caused flooding and destruction. Currently there are about 20 lots that are subject to flooding. Mr. Weinberg stated his main concern is the houses affected and the Association will be proactive regarding cleaning out the ditches to help alleviate the flooding.

Mr. Weinberg stated he is planning a community work day to help clean off the dirt on the tennis courts.

Stallion Park Report:

www.stellar-networks.com/sp-cb-hoa.htm

Ray Watson - President, Kevin Hofstra - secretary

There are 24 units total, 5 owned by Gunnison County and are in the process of selling one. 8 long term rentals, 5 owner occupied, and 6 occasional usage.

2014 budget shows \$59,000 in checking and \$13,000 in reserved, much of which is reserved for the staining project. There was a special assessment in 2013/2014 and there is one anticipated for 2015 for paving the parking lots.

Projects that are being worked on:

Staining the buildings to be completed in September/October

Landscaping Scott Resource Management has been spraying the weeds

They have taken out most of the old trees and landscaping ties and are hoping to plant new trees.

Trash pick-up is on a weekly basis now

Swing sets will go up after the weed spraying is completed

Additional signage on buildings to go within dormers and new signage inside building as well

If there are adequate funds after the staining project the board will investigate new garage and entry doors

Gunnison County has indicated they do not intend to build on the existing lots. They will reserve the right to build on those lots however, but will not use the existing foundations.

Stallion Park is also implementing some cost savings measures such as sensor lights in the hallways

Century link will be installing DSL in buckhorn between Labor Day and Thanksgiving.

Mr. Somrak thanked Mr. Watson and Mr. Hofstra for turning Stallion Park around and making it look good there.

Mr. Turner has been investigating new ideas for a playground / community area. He is thinking it could be relocated to the south side of the pond and have a playground, shade structure and barbeque.

Settlement Committee Report:

Unfortunately, none of the settlement committee board members were available for the meeting however, Grant Bremer was able to give a presentation. Currently on the committee are Trish Layton, Bob Silverman, and Channing Boucher.

Mr. Bremer presented a preliminary sketch of a new front entrance that would be raised for better drainage, less snow load and easier plowing. The fill for this project will come from various locations throughout Buckhorn. Another part of this project will be new street signage throughout Buckhorn. Mr. Weinberg will try to load the preliminary drawing on the website so the membership can examine. The committee is anticipating breaking ground this fall and then landscaping next year.

Airport Runway:

Mr. Weinberg stated the board has been discussing forming a committee of pilots to advise and manage the runway. There are several issues such as signs at access points, plowing, collecting landing fees, etc. which a committee to advise would be helpful. Mr. Landy stated he is in the midst of getting bids to fix the cracks and reseal the runway, and he intends on maintaining it.

Much discussion ensued regarding the dilapidated building by the tennis courts that used to belong to Fantasy Ranch. The cost to restore it to be useful would be prohibitive. It is full of construction equipment and the owner of the equipment has been contacted by letter. The Association has not received a reply. Mr. Olsen suggested contacting the salvage company in Gunnison and seeing what would be charged to remove everything.

Pond Signage:

The board is ordering signage to go around the ponds that reads swim at you own risk. The board is also considering some floating swim docks.

The gate leading to the Guerreri's property has been locked off. The board will be working on getting that gate unlocked and putting up some no trespassing signs and perhaps a chain on the road that leads towards the Guerreri's property. There should be no motorized vehicles crossing the bridge as it is potentially dangerous.

There is a position opened on the Design Review Board (DRB). Mr. Somrak explained that this is an extremely low-time commitment and the first committee you approach when planning on building a house at Buckhorn. Currently, Ben Somrak and Trevor Maltby are the only 2 members, but they are seeking David Gross a new lot owner at Buckhorn to join this group. If anyone is interested in joining please contact Mr. Somrak. Also, if anyone is planning on building a fence or anything else please check with the DRB first.

Ms. Landy called for an election for the board of directors and nominated the following: Morgan Weinberg, Elaine Franklin, Richard Landy, Spencer Low, and Kevin Hofstra. Ms. Franklin nominated Ellen Landy.

Mr. Rock made a motion for adjournment. Mr. Bremer seconded.

The meeting was adjourned at 6:42