

**BUCKHORN RANCH ASSOCIATION
ANNUAL MEETING MINUTES
JULY 26, 2025 – 9:00 AM
QUEEN OF ALL SAINTS MEETING ROOM
AND VIA ZOOM**

Present

Sean Patrick
Andrew Hooge
Tom Shepard
Cathy Low
Larry Newman
Jan Djykstra
Chris Jackman
Olivia Wogen
Shawna & Chris Randle
Mona & Lance Evic
Teresa & Marc Sarnoff
Thomas Inglis
Tanya Kincaid
Stacy & Ali Johnson
David & Cristy Koontz
Jon Francisco & Amy Newfield
Beverly Troxtell
Kate & Nikolai Starrett
Brian Gillette
Mark Ollweiler
Dave Still

Bet Egelhoff
Ashley Mcloed
Ali Johnson
Martin Spencer
Steve Delisi
Alan Smith
John Bertrand
Emily Leclair
Doug & Collette Demorro
Ed Goldfarb
Steve & Kathy Hock
Wendy & Mavis Kelsey
Jon Noble
Carrie Betz
Mika Meyer & Shelly Higgins
Dave Still
Chad Smith
Eric Tunkey
Sebastian Puente
Hank Adams

6 Lots represented by proxy

Rob Harper – Toad Property Management
Jesse Drees – Toad Property Management

Rob Harper called the meeting to order at 9:04 a.m. Rob confirmed notice of the meeting had been mailed on July 15, 2025 and said there was not a quorum.

Sean Patrick made a motion to approve the October 5, 2024 minutes as presented. Andrew Hooge seconded the motion and it was unanimously approved.

Updates

Sean Patrick said it had been a good year at Buckhorn. Sean explained Bill Lacy had marked his ditch easements and some Buckhorn owners had landscaping encroaching onto those easements. Attorneys were currently working on that and the Association had hired a new attorney to take the lead on those discussions. Bill Lacy had also marked his road easement. The Association had asked if Bill Lacy intended to use that easement but no response had been received. Sean

said there was a dispute with Bill Lacy on water rights and the pond was not being filled while the attorneys attempted to resolve the matter.

Sean explained Bill Lacy had plans for his 350 unit development south of Buckhorn on the Lower Verzuh. A water engineer had been engaged to determine if the development would have a negative impact on available water for Buckhorn owners. Sean said it would probably be September before the Lower Verzuh plans were being considered by the Gunnison County Planning Commission. Sean, as a member of the Planning Commission, would be recusing himself from the consideration of those plans.

It was agreed the Buckhorn roads were private and some owners did not want the Lower Verzuh (Bill Lacy project) to have access through the Buckhorn roads.

Now the Post Office had signed a 10 year lease in the Town of Crested Butte the Board had once again started to investigate mail boxes in Buckhorn. The mail boxes would need to be near the entrance of Buckhorn. Lot C1, a community lot, had been suggested as a location. As the Covenants stated no structures could be placed on a community lot it would be necessary to get a Covenant Amendment approved by at least 67% of owners. Getting 67% of owners to respond positively was unlikely.

Following the death of the Contractor engaged to make improvements to the pond by Stallion Park the project had been put on hold. Until the attorneys had reached agreement on water rights no improvement work on the pond would occur.

Sean Patrick said the pickle ball courts had been well used. Signing up for courts had been confusing at the beginning but appeared to now be working well. Sean said some improvements at the courts would be completed. Steve Hock said some warranty work would be carried out on the courts as well as some additional improvements.

Sean said a new entrance sign would be installed, in a slightly different location, but delays with engineering and Contractors had delayed the work. The new sign would be illuminated.

Buckhorn Ranch Leash Law

Andrew Hooge introduced himself. Andrew explained a proposal and the need for a Buckhorn Ranch Leash Law. A vote of owners could be carried out and if successful the Leash Law would be effective from October 1, 2025. The initial approach would not include penalties and would rely on self-enforcement. The Leash Law would be reassessed in November and if problems persisted formal warnings or fines might be introduced. The Leash Law would apply to short and long term renters as well as owners.

Concern was expressed about introducing a new law when the existing governing document regulations regarding dogs were not enforced. Owners with well trained dogs or dogs controlled by electronic collars felt they were being penalized for the few owners or renters that did not have control of their dogs.

After a long discussion Rob Harper agreed to email and mail a reminder to all owners of the current dog policy and the Board would monitor any complaints and discuss at their October meeting. Owners, with short or long term renters, would be reminded to alert their renters to the existing regulations.

Buckhorn Water Company

Sean Patrick said new wells had been drilled without great success. Some work had been carried out to improve existing wells. Watering restrictions for the Summer had been introduced as water usage had increased significantly due to irrigation during a dry Summer and the addition of new homes. A new well was in the testing stage and initial testing indicated the new well would be very beneficial over the next 10 years as more homes were built. Sean said Buckhorn had a good water supply at the present time.

Sean said the area around the pond near Buckhorn Way was overgrown and at the moment there were no plans to clean that area up. Owners could volunteer to help with that area.

Sean explained the watering restrictions of Monday, Wednesday and Friday had been selected to keep it as simple as possible and make enforcement easier.

Snow Removal

Rob Harper said Dietrich Dirtworks would once again do the snow removal on the roads in the 2025/2026 Winter. Concern was expressed that clearing the berms caused damage to landscaping. Owners could opt out of the berm removal if they wanted to. Additional snowpoles on lots might help to reduce damage to landscaping.

InsideHOA

Rob Harper encouraged owners to sign up to use the InsideHOA app and Sean Patrick said the number of users and activity had increased. Rob reminded owners that the pickle ball signup for the courts was on the InsideHOA app.

Road Repairs

Rob Harper explained there would be road paving at North Avion and Lake Ridge Road. Rob said the areas which had not been paved during the large road project 3 years ago would now get asphalt. Bids were being obtained for the work. SealCo would be performing crack sealing on all the roads.

CB Airpark

Cathy Low said things were generally going well. Cathy reminded owners and their renters to not play or cut across the runway.

Bridge

Martin Spencer explained work on the replacement pedestrian bridge was on hold as approval from Bill Lacy had not been obtained. Some owners asked if a larger, temporary bridge could be placed so all owners could continue to enjoy the loop around the runway.

General Reminders

Rob Harper reminded owners, their guests/renters and contractors to keep to the speed limit in the neighborhood. Bears were active and trash cans should be kept inside except on trash day. Owners and their guests/renters should turn off lights when not necessary. Some owners had complained about multiple lights being left on. The Dark Sky information circulated by email to all owners had been helpful and another reminder would be sent.

Rob said 18 homes and 12 vacant lots had sold in Buckhorn during the past year. Rob welcomed all the new owners.

Do not feed foxes, bears, or other animals outside. Do not put household waste in construction dumpsters as that attracted the bears.

Rob Harper said weed spraying along the edge of the road had been completed. Rob agreed to have the weeds in the area between the road and the playground addressed. Owners were responsible for weed mitigation on their lot.

Financial Report

Rob Harper said a financial report together with a 2026 Budget had been sent to all owners. The 2026 Budget had been approved by the Board. Rob explained the Association and the Water Company were in good financial shape and Association dues would remain at the current level for another year. Sean Patrick made a motion to ratify the 2026 Budget as presented. Martin Spencer seconded the motion and it was unanimously approved.

A Board meeting would be held immediately after the annual meeting.

The next meeting was scheduled for July 26, 2026 at 9:00 a.m.

At 10:20 a.m. Martin Spencer made a motion to adjourn the meeting. Bet Egelhoff seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management