

**BUCKHORN RANCH ASSOCIATION
ANNUAL MEETING MINUTES
OCTOBER 5, 2024 – 9:00 AM
CRESTED BUTTE CENTER FOR THE ARTS MEETING ROOM
AND VIA ZOOM**

Present

Martin Spencer
Ali Johnson
Sean Patrick
Mike Scarpa
Larry Newman
Steve & Kathy Hock
Stacy Johnson
Doug & Collette Demoro
Cathy Low
Kurt Zimmerman
Dawn Stewart
Dave Still
Kate & Nikolai Starrett
Shelly Higgins
Mika Meyer
Tanya Kincaid
Sebastian Puente
Grant Bremer
Todd Eggebraten
Margie Block
Kim Zimmerman
Tony Bartels
Ramsey Kropf
Olivia Wogen

Brian Gillette
Patrick Walsh
Tanya Dorsett
Jerry Danni
Scout Walton
Graham Hogan
Tom Shepard
Ginny Turner
Chris Edmonds
David Koonce
Daniel Carter
Andrew Hooge
Andy Neidert
Bet Egelhoff
Brett Hubert
Brett Silverstein
Danny Wagstaff
Chris Schmidt
Jacqueline Ras
Julie Ball
Mandy Thompson
Richard Saperstein
Chad Smith

11 Lots represented by proxy

Rob Harper – Toad Property Management
Brian Carney – Water Co. Manager

Rob Harper called the meeting to order at 9:08 am. Rob confirmed notice of the meeting had been mailed on September 4, 2024 and said there was a quorum.

The minutes of the September 9, 2023 meeting had been approved by a majority of owners. Martin Spencer made a motion to accept the September 9, 2023 minutes as presented. Steve Hock seconded the motion and it was unanimously approved.

Rob Harper explained there would be a board meeting immediately after the annual meeting.

Sean Patrick confirmed the insurance company had finally sent a check for \$75,000 to replace the damaged entry sign. It had been decided to redesign the entry sign to avoid heavy equipment

damaging a new sign in the future. Sean would continue to research signage and locations and the work would be performed in the Spring.

Water Company

Rob Harper explained Brian Carney, as Manager of the Water Company would be giving an update. Sean Patrick explained the water system had been operating without any major issues during the past year and the search for future well site locations continued. Brian Carney gave an update on improvements made to the water system during the year. Chlorine levels continued to be monitored and regulated in accordance with current regulations. A new test well would be drilled near the airstrip. Sean Patrick explained a new well was not essential at the present time and would only be necessary once more homes were built.

Rob Harper said a financial report for the Water Company had been circulated to all owners with the annual meeting documents. The Water Company continued to be in a strong position financially.

Grant Bremer gave an update on the sewer service which was operated as part of the Skyland Metro District. Sean Patrick explained the Association owned the pipes/infrastructure but the District operated the system.

Bet Egelhoff explained the work being performed on the pond beautification project. A new liner would be installed, the existing road base around the pond would be removed and replaced with topsoil. A walking path around the pond was being considered and would cost approximately \$225,000. Sean Patrick explained the pond had been leaking and possibly causing some water contamination in that area. The new liner would stop the leak and it was confirmed the project had been reviewed by an engineer (SGM).

Sean Patrick said there were no plans at the current time to start metering water usage. Sean confirmed there were no plans for a Water Company special assessment and the Water Company had sufficient funds at this time.

Sean Patrick explained the lower pedestrian bridge had been removed and attempts were being made to obtain an acceptable proposal for the replacement of that bridge. The proposals received had all been expensive.

CB Airpark

Cathy Low reminded owners and their guests to not use the airstrip for recreational purposes. No major issues had been noted during the year although one person had camped for one night.

Internet

Sean Patrick explained he had been talking with Xstream Internet about significant improvements and providing a fiber optic line through Buckhorn. Xstream Internet would want the Association to administer the monthly or quarterly billing of all owners. Xstream Internet

would be responsible for the installation and the repair/replacement of any landscaping damaged during the 3 or 4 month installation process. Sean would continue to obtain information and provide it to owners.

Park Improvement Committee

It was generally agreed the park was great. Signage would be installed to mark the edge of the Association's open space. Sean Patrick reminded owners and their guests to keep to the open space and not encroach onto neighboring lots.

Inside HOA

Mike Scarpa of Inside HOA explained improvements made to the App and said more owners were now using the App. Mike explained improvements were being made to help communication between owners and it was expected more owners would enroll in the App in the future. A raffle had generated some additional users and winners would be notified.

Financial Report and 2025 Budget

Rob Harper explained the Association was in a good financial position and had completed a lot of projects during the past year. Larry Newman made a motion to ratify the 2025 Budget as presented. Sean Patrick seconded the motion and it was unanimously approved.

Snow Removal

Sean Patrick explained Dietrich Dirtworks would be plowing the roads. Rask Dietrich had confirmed plowing would be after 4 inches of fresh snow and happen prior to the school bus arriving in the neighborhood. Rob Harper said snow poles would be put in place. Owners needed to mark their own driveways.

Tennis Court Area

Steve Hock said the project at the tennis courts and pickle ball courts had been successful. It was anticipated there would be approximately \$70,000 left from the budget. Sean Patrick said he would be reaching out to owners to obtain comments regarding additional improvements in the area.

Elections

Rob Harper explained Sean Patrick, Kate Somrak, Chris Edmonds, Jeff Hermanson and Casey Lanza all had Board terms expiring. Sean Patrick was the only one of the five volunteering for another term. Dave Sitll, Bet Egelhoff, Shelly Higgins, Ashley Macleod, Nikolai Starrett, Leslie Ramsden and Andrew Hooge had all volunteered.

After a tally of the ballots Rob Harper confirmed Sean Patrick, Bet Egelhoff, Ashley Macleod, Nikolai Starrett and Andrew Hooge would be joining the 9 person Board.

Other Business

Larry Newman and Sean Patrick had been researching options for mailboxes near the front entrance. Larry Newman would continue to reach out to the Postmaster.

Sean Patrick said a trail around the outside of the subdivision had been researched. It had not been possible at this time to obtain support from all impacted landowners to make the loop a possibility. Sean said he was working as part of a Committee to make a trail, off the road, from CB South to Crested Butte although he expected the process to take several years as the approval of multiple owners would be necessary.

Rob Harper said he had sold Toad Property Management but would still be working at Toad until at least December 2025. Most of the Toad crew remained in place.

It was confirmed Buckhorn had a no drone policy in place. Drone users could ask for permission and if it would not interfere with aircraft the permission would be granted at specific times.

Concern was expressed about the speed of some construction vehicles and roaming dogs. Sean Patrick said attempts had been made over the years to reduce vehicle speed and Sean encouraged owners to reach out to the Board with additional suggestions. Attempts had also been made to address the problem of tenants allowing dogs to roam.

Rob Harper said there would be a Board meeting immediately after the meeting.

At 11:05 a.m. Martin Spencer made a motion to adjourn the meeting. Sean Patrick seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management