

**BUCKHORN RANCH ASSOCIATION
ANNUAL MEETING MINUTES
JULY 25, 2020 – 9:00 AM
VIA ZOOM**

Present

David Brennan	Jeff Hermanson
Tom Shepard	John & Andrea Bertrand
John Davis	Scott Cox
Jan Dijkstra	Galen Betz
Frank Woodruff	Barry Muirhead
Chad Smith	Martin & Liz Frith
Chris & Kiley Sahr	Heather McDowell
Mike Scarpa	Tom Inglis
Kelsey Mavis	Patrick Walsh
Ben & Kate Somrak	Chris Jackman
Chuck & Catherine Buchfink	Rich Saperstein, Sancorp
Sheri Somrak	Jen Faivre
Todd Girand	Sean Patrick
Erik Klemme	Eric Tunkey
Cathy Low	Jon Woodward
Kim & Christopher Tinstman	Bill Tunkey
Grant Bremer	Dan & Dawn Steward

11 Lots represented by proxy

Beth Appleton – Legal Counsel

Rob Harper – Toad Property Management

Rob Harper called the meeting to order at 9:08 am. Rob said notice of the meeting had been mailed on June 18, 2020 and confirmed with proxies there was a quorum.

David Brennan made a motion to approve the July 13, 2019 minutes as distributed. Jan Dijkstra seconded the motion and it was unanimously approved.

David Brennan thanked owners for participating in a Zoom meeting and thanked Frank Woodruff for his work acquiring the water system and his continued work on keeping the water company running. David thanked Kate Somrak for her work as Treasurer and said she would be updating everyone on changes to the accounting and reporting process. David thanked Grant Bremer for his years on the Board and recently for the work on the pond.

Legal Update

Beth Appleton said the Bankruptcy Trustee would be filing final reports and the matter would be finally closed. Beth said there were no other legal matters to report on.

Road Update

David Brennan said there was an ongoing \$2,800 special assessment per year for road improvements and a consultant and local contractors had inspected and reported on the roads. David said a tentative start date of August 24, 2020 had been given by United Companies for a 15 day process to replace the surface on some of North Avion and Lake Ridge. David explained the current road surface would be ground down and used as road base, an additional 3 inches of road base would be added and two applications of chip applied. The cost of the work would be approximately 25% of the current road Budget and the initial process would just be on North Avion and Lake Ridge, not side roads or courtyards as they would be included in future work as well as other roads. David explained United did not think the other road sections needed to go through the process of being completely ground down.

David said United would control traffic during the 15 day period but United would need a 24 hour period with no traffic and David explained he would be notifying owners, contractors and UPS and Fed Ex of the date for the closure and where vehicles could be parked.

Construction

Grant Bremer said he was no longer on the Design Review Committee and Sean Patrick would give an update on more recent work. Grant said a third amendment to the Design & Construction Guidelines had been made during 2020 and explained the amendments. Eric Tunkey thanked Grant Bremer for all his work on the Board and the Committee. Sean Patrick said review and construction had been slower during the past 6 – 8 months and Grant encouraged a Board member to volunteer to also serve on the Design Review Committee. David Brennan said he tried to listen in to some of the Committee meetings as it was essential for all Committees and the Board to work together. David thanked Sean and Ryan for their work on the Committee.

Water Company Update

Frank Woodruff said Grant Bremer had agreed to remain on the Water Committee. Frank explained improvements were being made to the water system and some of those upgrades had required State approval and some upgrades, such as a new well, would be a multi-year project. Frank explained the existing 2 small wells currently met capacity and as the process to bring on-line another well was lengthy it was necessary to prepare now. To keep up with new construction and water demands the Water Committee had started work on the 3 year project to bring a new well on-line which would meet all State requirements and regulations. Frank said the Water Attorney was researching the State regulations regarding water meters as the addition of water meters would result in higher operating costs. Frank reminded owners of common-sense water usage practices and the need to turn irrigation off when it was not required and agreed it would be good to have Toad circulate an email to owners. Rain sensors on irrigation systems were encouraged. Frank said the water quality was excellent and a request had been made to the State to reduce the chlorination levels. Frank explained State regulations would require a Statewide testing of raw water twice a month at the well heads for all of 2021 and Jack Dietrich had started the necessary training courses. Frank cautioned a slow down in construction would result in a reduction of the amount of revenue received from tap fees and

current finances were good but the tap fees helped to fund larger projects, such as the addition of a new well. Water fees had not been raised in four years and were currently some of the lowest fees in the valley. Frank said he did not expect any increases in fees or water special assessments at this time.

Crested Butte Airpark

Cathy Low said the shoulder work had been completed on the runway in 2019, wind socks and signage added and the 2020 Fall project would be the crack sealing of the runway surface. Information with the FIA had been updated and there had been an increase in calls requesting permission to land and less trespassing on the runway. Cathy said there would be an Airpark meeting in 2020 but no date had been set at this time.

Financial Report

Kate Somrak said she had replaced Bob Silverman as Treasurer in August 2019 and had attempted to simplify the accounting process and provide transparency to all owners. The 2019 audited accounts had verified the cash accounts and Kate explained 2017 and 2018 audits were underway to provide audited accounts for a three year period. Kate confirmed the Association was in a good position with cash reserves and moving forward attempts would be made to have cash reserves in the Bank equal to a year of operating expenses.

Kate said an owner had requested more detail for future budgets and more information to support the budget decisions would be provided in the future. Kate explained some of the reasons behind the larger variances in the 2021 Budget.

Kate explained Settlement Funds had been used for the pond restoration project and thanked Grant Bremer for his work on that project.

Rob Harper thanked Kate and several community members for their help in streamlining the accounting process. David Brennan thanked owners and board members for volunteering on different projects within the community.

Elections

Frank Woodruff made a motion to elect David Brennan, Tom Shepard and Cathy Low to the Board for three year terms. Kate Somrak seconded the motion and the motion was approved by a majority.

Unscheduled Business

Eric Tunkey asked if a walking path along the perimeter fence line on South Avion Drive could be added. David Brennan suggested forming a small committee to review the installation of a walking path and said Beth Appleton would need to review some existing easements and private property.

Dawn Stewart asked what long and short term goals the Association had. David Brennan said several long term goals were now being implemented, such as acquisition of the water company, improvements to the water system and road improvements. During 2021 David said he would like owners to prepare a 5 year plan of community upgrades so funds could be allocated to specific projects. Ben Somrak said there was a small Facebook Group set up and encouraged interested owners to join and express their ideas for future improvements.

Dawn Stewart said Spectrum would be conducting a site survey and results were expected shortly and would be shared with the Board. In response to a question regarding short term rentals Beth Appleton explained there was a short term rental policy in place and rentals could be managed but to prohibit short term rentals there would need to be an amendment of the Covenants which would require at least 50% of owners supporting the change. It was generally agreed short term rentals had not been causing the problems encountered in prior years.

David Brennan said campers, trailers, etc could not be stored on lots and no formal complaints had been received about the recreational equipment being used on a seasonal basis. Beth Appleton said Article 9 of the Covenants addressed trailers and said the Board would be reviewing the rules and regulations as they were confusing but rules could not be adopted in conflict with Article 9 of the Covenants. Ryan agreed to work with the Board to review trailer use/storage and a survey would be considered to understand trailer use and storage requirements.

Grant Bremer said the pond had not been lined, to reduce costs, and the level of the pond would fluctuate. Frank said rough estimates in the past indicated lining the pond would cost between \$30,000 and \$50,000.

David Brennan said there were no plans to change the current regulations and permit hangar homes. Beth Appleton said a request had been made for a variance to permit a hangar home and more information was required.

It was agreed the 2021 meeting would be the last Saturday in July at 9 am.

Ben Somrak made a motion to adjourn the meeting at 10:55 am. Jeff Hermanson seconded the motion and it was unanimously approved.