

**BUCKHORN RANCH ASSOCIATION  
ANNUAL MEETING MINUTES  
JULY 31, 2021 – 9:00 AM  
VIA ZOOM**

**Present**

Amy Weinstein	John & Andrea Bertrand
Casey Lanza	Tom Shepard
Chris Randle	Tom Inglis
John Fransisco	Galen & Carrie Betz
Tricia Seeberg	Hunter Mcleod
Mike Scarpa	Rachel Quisenberry
Ben & Kate Somrak	Shelley Higgins
Barry Muirhead	Beverly Troxtell
Svetlana Bresnitz Living Trust	Rich Saperstein, Sancorp
Mandy Thompson	Steve Hock
Patrick & Georgia Nolan	Kim Daniel
Martin Frith	Jeff Hermanson
Cathy Low	Bet Egelhoff
Stacy Johnson	Mavis Kelsey
Jon Woodward	David Subka and Emily LeClair
Sean Patrick	
Grant Bremer	

19 Lots represented by proxy  
Beth Appleton – Legal Counsel

Rob Harper – Toad Property Management

Rob Harper called the meeting to order at 9:06 am. Rob said notice of the meeting had been mailed on July 2, 2021 and confirmed with proxies there was a quorum.

Kate Somrak made a motion to approve the July 25, 2020 minutes with an amendment stating the \$2,800 special assessment was over four years and not per year. Grant Bremer seconded the motion and it was unanimously approved.

Rob Harper explained there would be a short board meeting after the annual meeting and that would be followed by a Crested Butte Airpark meeting.

**Legal Update**

Beth Appleton happily reported it had been a quiet year on legal and no legal updates were necessary. Beth said she would continue to review revisions to the Design Guidelines and Commercial Design Guidelines were also being drafted.

## **Road Update**

Kate Somrak said United Companies had completed work on North Avion and after a recent road inspection United had decided to add an additional 3/8" chip over the existing road in the Fall. United Companies would complete the additional work at no charge to the Association. Kate explained a contract with United Companies had just been signed for South Avion and the side streets and work would commence in September. If there were delays in September the work would be pushed back to 2022. Kate cautioned the chip seal was initially fragile and care needed to be taken when turning on the surface. Kate explained in approximately 10 years the roads would be paved with asphalt, at a much higher cost, for a more permanent finish but while so many construction projects were underway the chip seal was the best temporary solution.

Kate explained a prior Board had decided not to include cul-de-sacs in the current chip seal project due to the number of construction vehicles turning in the cul-de-sacs and the damage those vehicles would cause to a new surface.

Concern was expressed about the process used by United Companies to put the chip seal down and Steve Hock suggested an engineer take a sample of the North Avion surface and an engineer monitor future work. Kate Somrak explained CTL Thompson of Colorado Springs, engineers, had been involved in the road discussions prior to the work commencing and CTL Thompson would be back to inspect the road surface.

Beverly Troxtell introduced herself and thanked owners who had responded to the survey request. Beverly thanked Dawn Stewart for her involvement in the survey. Beverly explained the survey results which focused on community satisfaction, communication and amenities. Beverly said in response to the short term rental question 51% supported restriction or regulation of short term rentals and 35% supported no restrictions.

Sean Patrick said he was part of a committee discussing a walking trail around the perimeter of Buckhorn. Sean encouraged owners to join the committee and Chris Randle and Steve Hock volunteered.

Kate Somrak said the Board would continue to work on a short term rental policy which would regulate but not completely restrict short term rentals. Once the Board finished drafting a policy it would be circulated to all owners for comment. Rob Harper said all communities in the valley struggled with short term rentals and there did not appear to be a perfect solution in any community. Beth Appleton said the Courts viewed short term rentals as a residential use and not a commercial use. To prohibit short term rentals it would be necessary to amend the Covenants and 51% of the entire community would need to support the covenant amendment.

## **Design Review**

Sean Patrick said the Design Review Committee had approved 21 home construction projects and 14 of those were currently under construction and another 3 or 4 would be starting in the next month. Three additional projects were under review.

Sean explained the Design Guidelines were currently under review and encouraged owners to reach out if they had questions or concerns about the Guidelines.

Sean said the Guidelines allowed construction between 7 am – 7 pm Monday – Saturday and no construction permitted on a Sunday. Owners were reminded to obtain approval prior to making exterior changes such as adding a patio or changing the exterior color of a home. Sean thanked the members of the Design Review Committee for their work.

Rob said some speed control signs had been put in place and Sean Patrick said he would do some additional work to securely fasten the signs. Rob explained additional speed control signs were on order.

### **Water Company**

Ben Somrak gave an update on the Water Company. Ben explained water was a valuable resource and a site for a new well had been identified and it was expected a 7” monitoring well would be drilled in 2021 and if results were satisfactory a 12” municipal well would be drilled. Attempts would be made to drill the new well to 220 or 230 feet which would pull water from a deeper level than either of the two existing wells. Grant Bremer said a well site had been identified but an engineer had not been hired and Steve Hock suggested hiring a certified individual to confirm the proposed location of the well.

Water usage was much higher in the summer than the winter due to irrigation of landscaping. A maximum of 1,000 square feet of irrigated lawn, per lot, was permitted and that would be strictly enforced. New home construction had two years of additional irrigation to allow plants to become established. Irrigation needed to be turned off during rainy periods to conserve water. Lawns were not specifically required and xeriscaping or maximizing the use of drought tolerant plants was encouraged.

### **Crested Butte Airpark**

Cathy Low said runway operations had gone well during the year and the Care Flight operations had started to use the runway and the change to operating procedure was beneficial to everyone. Crack sealing and striping would be performed in the Fall. Rob Harper thanked Cathy Low, Jeff Hermanson and Erik Klemme for their Crested Butte Airpark work.

Rob Harper said the entry sign had been badly damaged by a construction vehicle and the sign had been removed as the footing was also damaged. The contractor, David Gross, would be paying for the repair and the sign would be replaced with a similar sign and Ben Somrak stressed the work needed to be completed as quickly as possible.

### **Financial Report**

Rob Harper said a full audit had been completed for the Association, the Water Company and the Crested Butte Airpark. Rob explained the Board had approved the 2022 Budget. John Bertrand

made a motion to ratify the 2022 Budget. Kate Somrak seconded the motion and it was unanimously approved.

### **Elections**

Rob Harper explained Kate Somrak, Chris Edmonds and Jeff Hermanson were all willing to continue on the Board for an additional term. Rob said the Board would be increasing from a seven person Board to a nine person Board. Ben Somrak made a motion to elect Kate Somrak, Chris Edmonds and Jeff Hermanson to the Board for additional three year terms. Beverly Troxtell seconded the motion and it was unanimously approved.

Steve Hock asked the policy for the road damage fee be changed to a road damage deposit and prior road damage fees refunded to individuals who had not caused damage which required repair. Rob Harper said the Board would consider the request.

It was agreed the next meeting would be the last Saturday in July, 2022 at 9 am.

John Bertrand made a motion to adjourn the meeting at 10:17 am. The motion received a second and was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management