

**BUCKHORN RANCH ASSOCIATION  
ANNUAL MEETING MINUTES  
SEPTEMBER 10, 2022 – 9:00 AM  
VIA ZOOM**

**Present**

Amy Weinstein  
Casey Lanza  
Chris Randle  
John Davis  
Hunter Mcleod  
Mike Scarpa  
Kate Somrak  
Barry Muirhead  
Martin Spencer  
Patrick Nolan  
Cathy Low  
Stacy Straub  
Emily LeClair  
Sean Patrick  
Grant & Julie Bremer  
Ros Cross  
Tom Shepard

Chris Edmonds  
Graham Hogan  
Chris Sahr  
Chris Jackman  
Dan Carter  
David Koonce  
Shelley Higgins  
Beverly Troxtell  
Ginny Turner  
Kendra Dorr  
Bet Egelhoff  
Kip Tinstman  
Malia Jones  
Nikolai Starrett  
Chad Smith  
Ali Johnson  
Tom Inglis

15 Lots represented by proxy  
Beth Appleton – Legal Counsel

Rob Harper – Toad Property Management  
Alex Summerfelt – Toad Property Management

Rob Harper called the meeting to order at 9:05 am. Rob confirmed notice of the meeting had been mailed on August 20, 2022 and said there was not a quorum.

Kate Somrak made a motion to approve the July 31, 2021 minutes. Sean Patrick seconded the motion and it was unanimously approved.

Beth Appleton, legal counsel, explained there had been changes during the year to the enforcement of the short term rental policy, revisions to the Design Guidelines and the State House Bill 1137 would result in significant changes to the Association's policies. Beth said the Board would be reviewing changes to enforcement, the fine process, the interest rate and changes to the collection process. Once the Board approved the changes the documents would be made available to all owners.

Beth said the Lacy Ditch easement carried a lot of rights and power and the ditch ran along the edge of Buckhorn Ranch. Beth explained owners adjacent to the ditch could not place anything within the 75 foot wide easement and some owners had been receiving letters from Bill Lacy's

attorney for encroaching into that easement. Beth asked owners to make architects aware of the easement and the need to avoid placing anything in that easement.

Kate Somrak explained the work, performed by United Companies, on the roads had been under budget. Work on Elk Valley Road was scheduled for Spring 2023. Kate said approximately \$450,000 had been taken from the Capital Reserve and the remaining cost would be paid from the Checking Account. Kate reminded owners to take care of the new road surface and advise contractors of the need to protect the new surface. Kate asked owners who still needed to make the final installment of the road special assessment to make that payment as soon as possible. Rob said some work was still required on the shoulders of the roads. Kate agreed to reach out to United and find out if United also intended to add risers at the manhole covers as those water access covers were currently below grade.

Kate said North Avion would be paved in the future. At this time it had been necessary to add a new base to the road and a chip surface had been installed. In the future paving would be completed so that North Avion looked the same as South Avion.

Sean Patrick said there had been a significant reduction in new construction projects during the past year and some of the plans approved had not yet started construction. Sean explained 16 homes were currently under construction and an additional 8 projects had been approved but not yet started. Kate Somrak said the Commercial Design Review Guidelines had been posted on the website and the Board would be reviewing and approving that document at a future Board meeting.

Sean explained the Design Review Committee and the Board had been working with the contractor who had damaged the front entrance. Progress was being made although the process had been very slow and frustrating. Sean said changes to the wording in the Design Review Guidelines would be made to make it easier in the future to hold people liable for damage caused to common space within Buckhorn Ranch.

Kate Somrak explained there would be another meeting with the Water Committee in October and Kate encouraged owners to attend that meeting. Both Jack Dietrich and Norman Whitehead were out of town and at the October meeting Jack and Norman would give updates on progress being made on a new well. Kate said a document, Proposed Well #3, was on the Toad website and that document outlined the work and tests performed on a well location. The drilling of the new well had been performed and the results were being evaluated. Kate said the initial tests on the well appeared to be very positive. Sean Patrick explained additional testing of the well would be performed after the Lacy Ditch was turned off for the season to find out what impact, if any, the ditch had on the well production.

Cathy Low said the crack sealing would once again be performed on the runway. Cathy explained a weather station was being added and that information would be available on line for those wanting to check the weather conditions. Cathy said she was not aware of any unauthorized landings at the runway during the year.

Chris Edmonds said snow removal in the Budget had been increased as the Board had voted in favor of Lacy Construction clearing berms from driveways on a regular basis during the winter. The landscaping budget had been increased to include the addition of flowers around the neighborhood. A children's playground would be added in the future. Rob said the Association was in a good financial position and Rob thanked the Board for their work.

Rob explained the Board had been increased to 9 during the year. Rob said Jan Dijkstra would be leaving the Board after many years of service. Rob explained Ali Johnson had volunteered to join the Board and as there was not a quorum Ali would be appointed to the Board during the next Board meeting for a one year term.

Sean Patrick said options for a Gazebo and playground equipment had been considered for the common area by the pond at South Avion/White Stallion. Bet Egelhoff explained various contractors/suppliers had been approached for estimates. Bet said it was hoped the work could be performed in the Spring and operational for the Summer. Patrick Nolan asked if improvements could be made to the pond and the landscaping around the pond. Sean said lining the pond had been discussed by the Board and that discussion was ongoing. Grant Bremer explained the original approval for Buckhorn Ranch restricted the filling of that pond to just once a year. Evaporation during the summer months would reduce the pond 1 inch per day even if the pond was lined and it was unclear if Bill Lacy would permit additional filling of the pond. If Well #3 did come on line it might be possible to divert some water from Well #2 into the pond and that would be separate from any water from the Lacy Ditch. More research was necessary.

It was agreed the next annual meeting would be Saturday, September 9, 2023 at 9:00 am.

At 9:50 am Kate Somrak made a motion to adjourn the meeting. Beverly Troxtell seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management