

**BUCKHORN RANCH ASSOCIATION
ANNUAL MEETING MINUTES
SEPTEMBER 9, 2023 – 9:00 AM
QUEEN OF ALL SAINTS MEETING ROOM,
CRESTED BUTTE AND VIA ZOOM**

Present

Larry Newman
David Subka and Emily LeClair
Charles Amis
Kate Stuart
Edward Dallis and Laura McLune
Martin Spencer
Dan Stewart
Mika Meyer
Juli Bremer
Sean Patrick
Kate Somrak
Chris Edmonds
Tom Shepherd
Chris Jackman
Sebastian Puente
Mallori Teden
Ramsey Kropf
Ginny Turner
Mike Scarpa
8 Lots represented by proxy

Eric Tunkey
Jan and Maggie Dijkstra
Nikolai Starrett
John Davis
Olivia Wogen
Bob Spencer
Brian Carney
Stacy Johnson

Beverly Troxtell
Cathy Low
Casey Lanza
Tom Inglis
Patrick Bolan
Barry Muirhead
Todd Eggebraten
Julie Ball
Shawna Randle

Beth Appleton – Legal Counsel
Bart Laemmel – DRC Manager

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

Rob Harper called the meeting to order at 9:07 am. Rob confirmed notice of the meeting had been mailed on August 21, 2023 and said there was a quorum.

The minutes of the September 10, 2022 meeting were approved by a majority of owners.

Rob Harper explained Brian Carney would give a water update and Beth Appleton would give a legal update during the meeting. Rob said there would be a board meeting immediately after the annual meeting.

Brian Carney said work continued to secure a well driller who was available and also at the right price. The new well would be drilled within the next year. Brian explained Chlorine levels in the water were high in accordance with State regulations for surface water. Attempts would be made to install expensive UV equipment during the next year which would lower the amount of Chlorine needed. Upgrades were being made to the contact tank. Brian confirmed the water tank was full and the water system could keep up with current demand.

Brian Carney had been monitoring water levels and the shutting down of the Lacy Ditch did not appear to impact the Buckhorn water supply in a negative way.

Sean Patrick said the pond near White Stallion would be lined in the future to retain a more constant water level.

Brian Carney said upgrades would be made to the computer system for the water monitoring once the new well was coming on line. Brian explained significant upgrades had been made in recent years in the computer market and the monitoring would be greatly improved.

Brian said he tried to keep the tank as full as possible to keep good pressure within the system. Some homes had booster pumps and Brian agreed to follow up with one owner who was experiencing low water pressure. Brian said equipment was available to boost the entire system but the equipment would be expensive.

Brian Carney left the meeting.

Rob Harper apologized for the poor internet connection experienced by those on Zoom and said after making a few changes it appeared to be working a little better.

Beth Appleton explained it had been necessary to amend the Association's responsible governance policies in accordance with State requirements. Those policies had been posted on the website. Beth said that was all she had to report as part of the legal update as it had been a quiet year. Rob thanked Beth for her assistance to the Association.

Bart Laemmel said construction projects were taking longer than projects prior to Covid but several projects were now nearing completion. Some projects which had received approval from the Design Review Committee had not commenced construction and those lots were on the market. Bart explained that might be due to increased building costs. Rob Harper thanked Bart for his work overseeing construction within the Association and encouraged owners to reach out to Bart with questions. Bart said there were approximately 15 projects currently underway and 5 – 8 projects with approval but not yet started the construction process.

Bart Laemmel left the meeting.

Cathy Low of the Airpark explained the runway was in good shape. It had been a busy, incident free, Summer. Cathy reminded owners that it was an active runway and people should not be walking on the runway and during the Summer Toad had sent out an email to all owners.

Sean Patrick said he was talking to United about finishing the paving of all roads. Sean explained United anticipated a major project as it would be necessary to grind the existing road surface. Sean said the Board hoped to have the work completed within the year. It had been intended to wait for construction to finish near Stallion Park but roads had deteriorated and it had been decided the work needed to be completed and most sewer line connections were now in

place. As soon as United could provide a start date the information would be shared with owners.

Ginny Turner expressed concern about the placement of some of the traffic control boxes as construction projects made it difficult and visibility at night was an issue. Ginny volunteered to work with Sean Patrick to decide location of the boxes and replace signage. Sean said the maintenance of flowers in the boxes was expensive and Sean had asked owners to volunteer to water a box near them. The Association would provide and plant the flowers and Sean said he would once again reach out to owners to volunteer to maintain the flowers.

Sean Patrick said there were plans for a playground and those plans would be posted on the website. Sean explained the work on the playground should be completed within the next few weeks. Signage would be in place and there would be rules and regulations for use of the Gazebo to limit negative impact on nearby owners. There would not be electric available at the site.

Sean Patrick said 140 owners had responded to the questionnaire regarding tennis courts and pickle ball. Of the responses 51% of owners had asked that the tennis courts be repairs and pickle ball courts be added. Sean said contractors had been asked to provide estimates for the work. Sean explained the road to the courts would require improvement and parking would be improved. The plan was to initially install two pickle ball courts and add more in the future if there was the demand. Sean said Steve Hock had put in a lot of hours trying to secure a contractor to perform the work in 2024.

Sean said landscaping improvements would be made at the front entrance in 2024. Concern was expressed about the lighting at the front entrance.

Sean Patrick said the original developer proposed a perimeter walking path and Sean had researched the possibility. Sean explained a perimeter fence had been placed within the boundary of Buckhorn, in places by as much as 60 feet. As that fence had been in place for so long it was not feasible to now challenge the location without incurring major expense. Sean said Bill Lacy did not have any interest in relocating the fence. A limited walking path might be possible away from the area of the encroachment but it would not be a loop.

Rob Harper said the Association was in a great financial position. Casey Lanza gave a financial update and said there was approximately \$1.2 million in cash (excluding the Water Company funds). Once the playground and tennis/pickle ball courts were completed there would still be approximately \$1.1 million in the bank. Rob Harper thanked Casey Lanza for his work as Treasurer of the Association.

Rob Harper explained dues in the 2024 Budget remained at the same level as 2023. It was generally agreed there had been a significant improvement over the years in the financial position of the Association and Rob thanked owners and the Board for their assistance to reach the current financial position. Rob explained it had cost approximately \$73,000 to plow the roads during a 300 plus inch snow year including the removal of berms at driveways. Rob said the 2024 Budget proposed \$50,000 for snow removal and the berms would once again be

removed and the berm removal accounted for approximately 30-40% of the snow removal costs. Sean Patrick encouraged owners to reach out to Rob Harper with comments during the 2023/2024 snow removal and Rob explained Lacy Construction had different personnel so snow removal might be slightly different.

Concern was expressed about the bridge at the end of South Avion. Sean Patrick confirmed the existing bridge would be removed and replaced in the Spring.

A ski trail was requested and Sean Patrick said that was certainly something that could be considered as well as work at Buckhorn Lake.

Rob Harper explained utility boxes were marked every Winter but the utility companies were not quick to respond to broken boxes if service was not interrupted.

Sean Patrick said Short Term Rentals would continue to be discussed by the Board and rules and regulations amended. Rob Harper said additional signage could be added to stop people walking onto private land.

Rob Harper explained Buckhorn had a nine person Board and four seats were available. Rob said Ballots had been completed by owners prior to the meeting and after counting the votes Rob confirmed Tom Shepard, Ali Johnson, Cathy Low and Martin Spencer had received the most votes. Chris Edmonds made a motion to appoint Tom Shepard, Ali Johnson, Cathy Low and Martin Spencer to the Board for three year terms. Tom seconded the motion and it was unanimously approved.

Sean Patrick said the Board had been discussing how to enforce the rules and regulations. Additional dog poop stations would be considered and owners were reminded to pick up after their dogs. Sean Patrick said he would be picking up the trash bag at the Gazebo on a regular basis and as usage increased Rob Harper confirmed Toad could regularly service the dog poop stations and pick up trash bags. Software and an App to help the Association with communication and monitoring violations was underway but no date known when that would be fully functional.

Putting a sign on a vacant lot when construction plans were presented to the DRC for approval was suggested. Sean Patrick said the plans were posted on the website and would be displayed on the App in the future. Sean said signage on a vacant lot when construction plans were submitted could be discussed by the DRC and the Board.

Rob Harper thanked owners on Zoom and said hopefully better internet service would be available in the future.

Mike Scarpa, working with Inside HOA, said the App would be introduced to owners in the future to assist with communication. In the next 2 to 4 weeks Mike expected more information about the App to be available to owners.

Rob Harper said the next meeting would be September 14, 2024 and attempts would be made to improve the in-person or Zoom opportunity to participate. Minutes of the meeting would be posted on the website as soon as possible.

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

At 10:50 a.m. Ali Johnson made a motion to adjourn the meeting. Tom Shepard seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

DRAFT