

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 2022 – 10:00 A.M.
VIA ZOOM**

Board Members participating:

Kate Somrak
Cathy Low
Chris Edmonds
Sean Patrick
Casey Lanza
Beverly Troxtell
Tom Shepard
Ali Johnson

Others participating:

Rob Harper, Toad Property Management
Alex Summerfelt, Toad Property Management
Beth Appleton, Legal Counsel

Rob called the meeting to order at 9:55 a.m. and confirmed there was a quorum.

Kate made a motion to approve the minutes of the August 8, 2022 meeting. Chris seconded the motion and it was unanimously approved.

Rob explained Ali Johnson was volunteering to join the Board. Beth explained the term would initially be for one year with Ali being elected for a longer term at next year's annual meeting. Ali introduced herself. Tom made a motion to appoint Ali Johnson to the Board for a one year term. Sean seconded the motion and it was unanimously approved.

Kate explained she had been working with Sean during the past year and recommended Sean as President. After a short discussion Tom made a motion, Sean seconded the motion and the following officers were unanimously approved:

President	Sean Patrick
Vice President	Kate Somrak
Secretary	Beverly Troxtell
Treasurer	Casey Lanza

Chris was thanked for his work as Treasurer and it was agreed Chris and Casey would continue to work on the financials for the Association. Chris agreed to continue to work on financial matters for the Water Company.

Casey said since the last Board meeting he had worked with Chris to review how much money the Association might have in useable cash by the end of the year. Looking at the

Water Company and HOA money as a whole Casey and Chris predicted approximately \$1.3M would be available as usable capital and that money would allow all the previously identified capital projects to be completed, as well as the work on Well #3 and finishing the repayment of the \$290,000 bank loan for the Water Company purchase. Casey explained tap fees continued to help make money available for capital projects.

Beth explained the Covenants outlined how the commercial lots, C1, C2 and C3 could be used. The Covenants also identified two lots which could be used for single-family homes or as part of a lodge/short term rental room project. Sean said there had been some discussion about a 50 room commercial project but it was very early stages and Beth confirmed more work was necessary.

Sean said Martin Spencer had expressed a willingness to join the Water Company. Sean made a motion to appoint Martin Spencer to the Water Company, replacing Grant Bremer who had recently resigned. Kate seconded the motion and it was unanimously approved. Kate made a motion to ratify the following members of the Water Company: John Davis, Galen Betz, Ben Somrak, Chris Edmonds, Casey Lanza and Martin Spencer. Sean seconded the motion and it was unanimously approved.

Beth suggested the members of the Design Review Committee (DRC) be ratified. Sean made a motion to ratify Sean Patrick, Ryan Artale, Rebecca Stofac and Nikolai Starrett as members of the DRC. Kate seconded the motion and it was unanimously approved.

Cathy made a motion to ratify the following individuals on the CB Airpark: Cathy Low, Jeff Hermanson, Erik Klemme and Tom Fillipini. Kate seconded the motion and it was unanimously approved.

Beth confirmed Board members could have three terms each of three years (a maximum of 9 years) on the Board and then needed to take one year off the Board before running again.

Sean said the playground project had good momentum and suggested the Board approve funds for the work to be completed. Kate suggested phasing the project, with Phase 1 being dirtwork and playground equipment and Phase 2 the Gazebo. Sean said the Gazebo would provide shade at the playground area and would be placed close to the playground equipment and not interfere with any future work on the pond. Sean confirmed the playground equipment was available in different colors and more muted shades could be selected. Sean said the playground equipment needed to be ordered 6 months prior to delivery.

Sean suggested proceeding with Phase 1, dirtwork and playground equipment purchase. Sean said he could amend the proposal to remove the Gazebo and felt the first phase of the work would be approximately \$100,000. Sean agreed to draft a letter to owners explaining how the money (\$100,000 for Phase 1 and \$150,000 with the Gazebo) would be spent. Owners would be given 30 days to provide comment. Sean made a motion to authorize proceeding with the playground/Gazebo project up to a cost of \$150,000 after

the 30 day owner comment period. Ali seconded the motion and it was unanimously approved.

Sean said he continued to work on the walking trail and the pickle ball/tennis court. Rob said Larkspur was pursuing a grant for their tennis court/pickle ball and Rob agreed to share contact information with Sean.

Sean explained work on the short term rental software was underway and additional work was required before the software would be ready for the neighborhood. Beth stressed the software and governing documents must work in accordance with the recent House Bill regarding fining and enforcement. Beth explained notice of a violation would need to be mailed by Certified Mail, Return Receipt Requested and just electronic mail was not acceptable.

At 10:56 am Kate made a motion to adjourn the meeting. Sean seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management