

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 21, 2025 – 7:00 P.M.  
CRESTED BUTTE AND VIA ZOOM**

**Board Members participating:**

Sean Patrick  
Ashley Macleod  
Martin Spencer  
Bet Egelhoff  
Tom Shepard  
Nikolai Starrett  
Andrew Hooge  
Cathy Low

**Others participating:**

Rob Harper, Toad Property Management  
Bayliss Baker, Toad Property Management  
Grant Bremer  
Patrick & Georgia Nolan  
Chris Jackman  
Kate Stahler Starrett  
Larry Newman

Rob called the meeting to order at 7:04 p.m. and confirmed there was a quorum.

Sean made a motion to approve the minutes of the November 4, 2024 meeting. Martin seconded the motion and it was unanimously approved.

Sean explained the spending of money on the pond by White Stallion and Avion had been discussed at earlier meetings. Some legal work had been necessary which prevented work starting in the Fall. A new contractor had to be engaged due to the death of the contractor, Ken Darby. Three new bids were being obtained. Sean and Bet said somebody working with Ken Darby, the original contractor, was willing to complete the work and part of the profit would go to Ken Darby's family. Dirtwork figures were not known at this time. Bet said the original bid had been \$225,000 and the most recent figure was \$293,000. Sean and Bet would continue to work on the pond project.

Sean said the entry sign had once again been destroyed. Options other than a sign spanning the road had been considered. Ben Somrak had submitted a proposal but no longer wanted to do the work. No other bids had been received. Suggestions for new signage and the location were discussed. Sean said he would post suggestions on Inside HOA and Facebook and continue to follow up with potential contractors. Sean said after a Contractor damaged the sign approximately \$80,000 had been received from the Contractor's insurance company. Rob confirmed the sign at Red Mountain Ranch had cost approximately \$75,000 and provided the contact information.

Sean said a new well had been drilled and testing was underway. The well was currently producing 10 to 15 gallons per minute but it was anticipated that amount would be much higher when the snow melted. Testing would continue for approximately 6 months. Water Company funds would continue to be used for water research and upgrades. Sean confirmed the Association had adequate water at this time and could provide water for new builds.

Concern was expressed about the mail service in Crested Butte. A mail center at Buckhorn had been discussed for several years. Nikolai said Larry Newman had performed a lot of work researching options for mail delivery to Buckhorn but it might not be a quick project. Locations and potential structures for the mail boxes had been considered. Combining entry signage and a structure for mail boxes might be an option. Verbal approvals from the Post Office had been obtained for the mail boxes and it was generally agreed the approval needed to be in writing. Nikolai said a letter could be drafted and presented to the Post Office for signature. Approximately 350 small mail boxes would be required. Electric to the sign and mail boxes would be researched. Improving Holiday lights at the entry sign also needed to be in place for Christmas 2025 as electricity had limited options in the past.

Sean said the new plow company, Dietrich Dirtworks, had generally been doing a good job. Removing the driveway berms had been good. Concern was expressed about the first plow of the season and some landscaping damage had occurred. Sean said any repairs would be dealt with in the Spring by Dietrich Dirtworks. Rob said he would follow up and check hydrants and dog poop stations were being shoveled.

Prior to the meeting the 2024 Financial Report for the Association and the Water Company had been circulated to the Board for review. Expenses were generally below budget. The Water Company would be introducing new fees in the future.

Sean said the Design Review Committee would be reviewing 4 sets of new plans. The Design Review Guidelines had been amended, to include heat pump language, and displayed for owner comment. Bet made a motion to approve the Design Review Guidelines, version 24-1. Sean seconded the motion and it was unanimously approved. Bart would provide the final, approved, version for Rob to load on the website.

Concern was expressed about dog poop in the neighborhood. Bags of dog poop were being left in the neighborhood and more trash cans might solve the problem. Locations for additional dog poop stations or trash receptacles would be considered and installed in the Spring.

The Annual Meeting was scheduled for July 26, 2025 at 9:00 a.m. The meeting would once again be held at the Crested Butte Arts Center.

It was generally agreed the entry sign would move ahead and not wait for the mail box project.

Concern was expressed about lighting being left on at the condos on the north side of White Stallion. Rob agreed to send an email to all owners reminding them to turn exterior lights off overnight as it had been a problem in other parts of the neighborhood. Kate Starrett volunteered to draft a dark sky initiative and send it to Sean. Martin encouraged owners to reach out to him with concerns. Larry Newman also encouraged owners to reach out to him if they had concerns about lighting in Basin Mountain.

Kate Starrett agreed to provide color choices for the water building so the exterior of the building could be painted in the Summer.

At 8:20 p.m. Sean made a motion to adjourn the meeting. Tom seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management