

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 6, 2024 – 6:30 P.M.
CRESTED BUTTE AND VIA ZOOM**

Board Members participating:

Sean Patrick
Chris Edmonds
Ali Johnson
Tom Shepard
Kate Somrak
Martin Spencer

Others participating:

Rob Harper, Toad Property Management
Bart Lammel
Multiple owners

Rob called the meeting to order at 6:35 p.m. and confirmed there was a quorum.

Sean made a motion to approve the minutes of the September 9, 2023 meeting. Chris seconded the motion and it was unanimously approved.

Sean gave an update on the Water Company. Sean explained a new well had been drilled in the Fall and testing results during the Winter had been good - 35 to 40 gallons per minute. Improvements had also been made to the pump at Well #1 and that was currently pumping 60 gallons per minute or more. Drilling was underway by the tennis courts so an additional well would be available to meet future water needs.

Sean said work had been completed on the road to the tennis court and also the fencing. Once the snow melted work would be underway on the surface of the tennis court and then construction of the pickle ball court and fencing would commence. Sean explained the work was currently under budget.

Sean explained a small building by the tennis court would be beneficial, including a small bathroom, and Sean said he would research costs.

Sean said there was a leak in the pond and in the Spring the pond would be completely drained and the pond lined. Improvements would also be completed around the outside of the pond. Sean explained the committee would continue to research options and costs and present the information to the Board.

Sean explained tap fees were currently low compared to other areas in Colorado and an increase in tap fees for new construction needed to be reviewed. Upgrades to equipment would be required in the future and funds needed to be available. New construction required installation of water meters and the State might require all homes to have water

meters in the future. Research would continue to establish infrastructure requirements to meet future needs. Current regulations permitted 1,000 s.f. of sod and that would be reviewed by the Design Review Committee in an effort to reduce water usage.

Bart Laemmel explained there were currently 26 construction projects underway in Buckhorn. Bart said construction plan submittals had now slowed and he anticipated six or seven new construction projects commencing during 2024. Revisions to the Design Guidelines were underway and would be presented to the Board for review and approval. Bart said legal counsel had recommended the removal of house plans from the website. Owners intending to build needed to notify immediate neighbors. It was agreed Bart would follow up with legal counsel for advice on how owners could be alerted to construction projects and the Design Guidelines would be amended.

Prior to the meeting financial reports had been distributed to the Board. Some concern had been expressed about the timing of snow removal and the removal of the berms by 6 a.m. Rob said Accounts Receivable were similar to prior years and work continued on collecting those funds. Rob explained the Water Company Budget was under review and updates would be provided.

Martin explained the bridge had been removed and materials for a replacement bridge needed to be selected. Martin said he would continue to research and Bill Lacy would need to approve the plans.

Ali confirmed planning for landscaping work at the front entrance continued. The boxes would be moved back onto the roads as traffic calming efforts during the Summer months. Owners would be able to plant and water flowers at individual boxes as an owner expense.

A meeting was scheduled for Wednesday, March 20, 2024 at 6:30 p.m. to discuss an appeal against a \$500 fine which had been lodged.

At 7:30 p.m. Martin made a motion to adjourn the meeting. Sean seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management