

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, MARCH 19, 2020 – 6:00 P.M.  
OFFICE OF TOAD PROPERTY MANAGEMENT  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE, CO 81224**

**Board Members participating by phone:**

Frank Woodruff  
Jeff Hermanson  
Kate Somrak  
Jan Dijkstra  
David Brennan  
Grant Bremer

**Others participating:**

Rob Harper, Toad Property Management  
Mary Zimmerman, Toad Property Management  
Beth Appleton, Association Counsel

**Owners participating by phone:**

Amy Weinstein  
Scott and Betty Cox  
Todd Gerand  
Steve Hock  
Chris Edmonds  
Jon Woodward

Rob called the meeting to order at 6:07 p.m. and confirmed there was a quorum.

David made a motion to approve the Board minutes for the December 18, 2019 meeting. Frank seconded the motion and it was unanimously approved.

Kate said the Association was in good shape financially and the Road Reserve Account had close to \$650,000. Kate said the financial reporting had been on a cash basis and she was working with Mary at Toad to change the reporting to the accrual basis and a new style financial report would be ready after the meeting. Chris Edmonds, a new owner, asked for financial information for the past five years and it was agreed to go through the records with Chris at a later date. Steve Hock also asked for copies of the prior year financial records.

Frank said the Water Company had completed the installation of the new filtration system and finalized the filtration system with the State. Frank said options were being reviewed for adding an additional well to meet water needs in two or three years based on the current rate of growth. Frank said Steve Hock had experienced a frozen water main to his property and during the Summer repairs would be made to the main line and insulation added to provide a long term solution. Frank explained the line would be dug

up in the Summer to fully research the problem. Frank said the Water Company was in good financial shape and additional infrastructure work would be completed in the future depending on the number of new homes being built during the year.

Jeff said the Crested Butte Airpark were working through their Budget preparing for future maintenance work and Cathy Low was preparing a newsletter. Steve Hock said he had reported an emergency helicopter pilot to the FAA for a flight violation and suggested how the Airpark regulations could be amended to make the approach and landing safer for helicopters. David said Cathy Low was aware of the matter and was following up and would be reporting back to the Board.

David said the roads had deteriorated further during the winter and the association was in the process of engaging an engineer to inspect the roads and give an assessment of the future work. David explained some of the \$650,000 would be used to upgrade sections of the roads once the engineer had identified the main priorities. David said the quality of the roads varied and due to ongoing construction projects the work would be maintenance rather than rebuilding road surfaces.

David explained the annual meeting would be July 25, 2020 but depending on the COVID-19 virus it might be necessary to conduct the meeting by phone. David encouraged owners to submit a resume if they were interested in joining the Board and the Nomination Committee, a group of three, would coordinate the responses and the election would be on July 25. Beth confirmed David, Grant and Cathy all had terms expiring this year. Steve Hock suggested giving owners 90 days to submit their resumes instead of the current 30 days. Beth explained the election process as outlined in the Bylaws and in accordance with the Colorado Common Interest Ownership Act.

David said the Board had made an extensive review of the Design Review Guidelines and drafted a revision to the Guidelines. David explained Bart Lammel had been hired to assist with review of plans and monitoring the stages of construction. In addition to Kent Cowherd, a local Architect, two owners were on the Design Review Committee and it was hoped the changes would improve the review process. David said Grant was stepping down from the Design Review Committee and thanked Grant for his years of serving on the Committee. David explained the Board would review Guidelines every two years in the future to make sure the Guidelines were up to date and took into account new materials and improvements recommended by the building community. Rob confirmed the draft Design Review Guidelines had been posted on the website since December for owner input and Beth confirmed the 2018 and current Design Review Guidelines were displayed on the right side of the web page. David made a motion to approve the updated and revised Design Review Guidelines. Kate seconded the motion and it was unanimously approved.

David said the community had taken a very big hit from the COVID-19 virus with the ski area closing early, restaurants closed and many people in the community having a hard time but the Board would continue to work for the community albeit remotely.

Beth agreed to follow up with the Bankruptcy Attorney for an update on the River Club membership and the right to fish. Beth said it was her understanding existing members of the River Club would be issued new membership certificates and Beth agreed to update Amy Weinstein after speaking to the Bankruptcy Attorney. Amy Weinstein thanked the Board for their hard work.

Grant said a parking area for approximately 6 vehicles had been added to the area close to the pond and in the Summer a yard hydrant would be installed to provide irrigation to new trees. The hydrant and the trees would use most of the funds available for the beautification of the area around the pond.

At 7:18 pm David made a motion to adjourn the meeting. Grant seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper  
Toad Property Management