

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
APRIL 24, 2024 – 6:30 P.M.  
CRESTED BUTTE AND VIA ZOOM**

**Board Members participating:**

Sean Patrick  
Chris Edmonds  
Tom Shepard  
Kate Somrak  
Martin Spencer  
Casey Lanza

**Others participating:**

Rob Harper, Toad Property Management  
Bart Lammel  
Multiple owners

Rob called the meeting to order at 6:34 p.m. and confirmed there was a quorum with five of the nine board members present. Rob explained the purpose of the meeting was to discuss the fine levied on M2-11 and said Brian Gillette would be participating in the meeting.

Kate made a motion to approve the minutes of the March 6, 2024 meeting. Sean seconded the motion and it was unanimously approved.

Bart Laemmel explained multiple complaints during the past year had been received regarding a generator running at M2-11 to provide electricity to the job site. A noise violation (paragraph 23 of the regulations) letter had been sent to the owner of that lot (Brian Gillette) and notification of a fine. The owner had appealed the decision. Brian Gillette challenged the decision as he claimed the noise from the generator was 70 decibels or less. Brian Gillette explained he had paid two other fines for different violations but he did not accept the generator was in violation of any existing regulations.

Brian Gillette left the meeting.

Other construction jobs had not operated a generator for such a long period of time (6 or 7 months). After a long discussion Sean made a motion to cancel the fine as the issue had now been resolved with the availability of electricity and the Association would be expanding the language in the regulations to address future use of a generator. Kate seconded the motion and it was unanimously approved.

Sean said there would be a clean up day in the community and Rob would be circulating information to owners. Bart Laemmel said he had reached out to all contractors asking them to check and clean up around each job site.

At 7:03 p.m. Kate made a motion to adjourn the meeting. Sean seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper  
Toad Property Management

DRAFT