

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, JUNE 10, 2020 – 6:00 P.M.  
VIA PHONE**

**Board Members participating:**

David Brennan  
Frank Woodruff  
Kate Somrak  
Jan Dijkstra  
Grant Bremer  
Cathy Low

**Others participating:**

Rob Harper, Toad Property Management  
Beth Appleton, Association Counsel

**Owners participating by phone:**

Sebastian Puente  
Martin Spencer  
Chris & Kylie Sahr  
Chris Kinsky  
Scott and Betty Cox  
Phil Dujardin  
Jon Woodward  
Dan Stewart  
Dick Landy  
Ben Somrak

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

Frank made a motion to approve the minutes of the March 19, 2020 meeting. David seconded the motion and the motion was unanimously approved.

Rob explained he had been working with Kate on the financials and the Budget and once the Board adopted the Budget it would be sent to owners with the annual meeting documents. Rob said the new Budget did not change dues. David made a motion to adopt the 2020/2021 Budget and circulate to owners for consideration at the annual meeting. Frank seconded the motion and the motion was unanimously approved.

Frank said East River Sanitation did not own or maintain the sewer system and it had been decided to expand the Water Committee to the Water & Sewer Committee and the Committee would work on rules and regulations and provide information to owners as well as performing some maintenance. Frank explained the Committee had been exploring where to drill a third well to increase capacity in the future and said the water quality was currently good and it had been possible to reduce the chlorination.

Additional reduction in the chlorination would occur during the Summer subject to approval from the State. Frank said there had been water pressure issues and additional guidelines would be necessary as more homes were built and water demands for homes and irrigation increased. Frank explained the County would probably require meters to monitor water usage and a water conservation program to be in place as part of the approval process for a third well. Frank said additional information, including financial information, would be available at the annual meeting.

Cathy said bids were being gathered for future maintenance of the runway and David confirmed maintenance costs of the runway, including snow removal, were currently being reviewed.

David said CPL Thompson, engineers, had been engaged to inspect and report on the roads and David said he met with SealCo and Pothole Patrol to discuss options to deal with the many potholes. David explained more discussion was required as information was gathered. David confirmed the road assessment money was held in the Bank and funds would be used first to restore two stretches of road in the worst shape. Once the new surface on those roads had gone through a winter a decision would be made about addressing the remainder of the roads in the summer of 2021. David explained the road surface would be chip and seal and temporary as build-out was still only at about 50% and a full restoration of the roads would be completed in the future.

David said language to clarify the rules and regulations for trailers would be posted on the website and owners would have the opportunity to make comments at the annual meeting.

It was agreed due to COVID-19 concerns and restrictions the July 25, 2020 annual meeting would be conducted on Zoom. Owners would be encouraged to submit proxies in advance of the meeting and it might be necessary to send frequent reminders to owners.

At 6:45 pm David made a motion to adjourn the meeting. Jan seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management