

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JUNE 29, 2021 – 6:00 P.M.  
VIA PHONE**

**Board Members participating:**

Kate Somrak  
Tom Shepard  
Cathy Low  
Jan Dijkstra  
Chris Edmonds  
Jeff Hermanson

**Others participating:**

Rob Harper, Toad Property Management  
Bart Laemmel  
Beth Appleton, Association Legal Counsel  
John and Andrea Bertrand  
David and Emily LeClair  
Martin Spencer  
Casey Lanza  
Dawn Stewart  
Ashley Macleod  
Chris Jackman  
Scott & Betty Cox  
Sebastian Puente

Rob called the meeting to order at 6:03 p.m. and confirmed there was a quorum.

Kate made a motion to approve the minutes of the March 30, 2021 meeting. Chris seconded the motion and it was unanimously approved.

Chris gave a financial update and said most expenses were in line with the 2021 Budget. Chris said the largest 2021 expense was approximately \$127,000 for paving North Avion and that work was under Budget leaving approximately \$470,000 in the road maintenance reserve account. Paving work on South Avion would be the next project at an estimated cost of \$558,229 and the additional funds to cover that work would be taken from the General Fund. The timing of the South Avion project had not yet been decided and the Board would continue to discuss. The new road surface was fragile immediately after the work was completed and construction traffic did have a negative impact on the new surface. Construction projects were taken into account but with so many vacant lots construction projects would continue for the next 10 years. Kate explained the current paving work was a temporary solution for the next 10 years or so and once most construction projects were completed a more permanent solution would be proposed.

Chris presented a draft 2022 Budget. Jan expressed concern about snow removal expenses and suggested that figure be increased. If the 2021/2022 winter was a big snow year it was generally agreed there was money available to cover any snow removal expenses over the budgeted \$30,000. Kate made a motion to approve the 2022 Budget as presented. Tom seconded the motion and it was unanimously approved.

Bart Laemmel said the Design Review Committee had been very busy with 18 construction projects currently underway. Bart asked owners to alert him if they were concerned about any construction issues. Bart explained he would be meeting with Bill Lacy, Lacy Construction, to discuss silt fences. Bart said a 12 unit project at Buckhorn Townhomes would be started during the Summer. New construction project plans were being displayed for the review period on the Buckhorn page on the Toad website: [toadpropertymanagement.com](http://toadpropertymanagement.com). Kate thanked the Committee and Bart for their work as it had been a very busy few months.

Ben Somrak gave a Water Company update. Ben explained Grant Bremer had identified a location for a well and in 2022 the Water Company would have Matt Hymes of Grand Junction drill an 8 inch monitoring well. Stringent testing would be conducted in the Fall of 2022 and if test results were good a 12 inch well would be drilled. The new well would meet future needs at full build out. The third well was not needed at the present time and the work was proactive to keep ahead of house construction and increased water demand. Ben explained costs were not known at this time and Chris Edmonds, on the Water Company and the main Board, would be reviewing the costs and funding options. Ben reminded owners not to waste water and use the water wisely. Irrigation could be turned off on rainy days and care should be taken to set irrigation timers so watering did not occur during the heat of the day.

Cathy gave a CB Airpark update. Cathy explained there would be an annual meeting for the CB Airpark and owners would be notified of the date. Cathy said there had not been any recent issues with the operation of the runway.

Kate reminded owners to make construction crews aware of the need to preserve the new road surface as the surface would continue to be fragile for another couple of months. The work on North Avion was approximately \$15,000 below the United Companies estimate. Kate explained the road special assessment was not due in full until December 31, 2022 and Kate encouraged owners who had the ability to pay the assessment in full to make that payment as soon as possible.

Kate said some road damage on North Avion, due to a subcontractor moving heavy equipment, had already occurred and that owner would be contacted as road repairs would be an owner responsibility or funds taken from their road deposit. Kate said Bart Laemmel reminded owners and contractors of the need to preserve the road surface. Beth Appleton said the Association governing documents clearly defined the responsibility of owners to notify their contractors and subcontractors of the construction guidelines.

Kate explained any unspent funds from the road special assessment would go into the General Reserve and there would be discussion on how to use those funds for the benefit of the neighborhood. Some potholes on South Avion required attention and Rob agreed to coordinate with owners who were interested in assisting with some temporary pot hole work to prevent the holes getting larger.

Kate confirmed paving work on the cul-de-sacs had not been performed and it was suggested the 2022 Budget needed to include some funds for road maintenance on those cul-de-sacs. Concern was expressed about the current condition of the cul-de-sacs and it was suggested a front end loader be used for snow removal instead of a grader. After a short discussion Chris made a motion to amend the 2022 Budget to include \$15,000 for road maintenance. Kate seconded the motion and it was unanimously approved.

Tom said work continued on the Commercial Design Guidelines and a meeting would be scheduled to go through the comments received on the initial draft. Attempts would be made to have the document ready by the annual meeting in July.

Kate explained the governing documents allowed the Board to have up to 9 Board members. Due to the heavy workload Kate made a motion to expand the Board to 9 members. Jan seconded the motion and it was unanimously approved. Kate encouraged owners to review the nomination policy on the website and reach out if they wanted to volunteer to join the Board.

Kate introduced Dawn Stewart who was working on a community survey to go out to owners to gain feedback from the entire community on the future direction of projects in Buckhorn. Kate explained a community newsletter and the survey would be sent out to all owners. Kate thanked Dawn for her work on the survey and Rob thanked Beverly Troxtell for her work on the community newsletter,

Kate said the Board continued to work on a new non-owner occupancy policy and once it was ready the policy would be posted on the website for owner comment.

Kate made a motion at 7:05 pm to adjourn the meeting. Chris seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management