

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 10, 2025 – 6:00 P.M.
CRESTED BUTTE AND VIA ZOOM**

Board Members participating:

Sean Patrick
Ashley Macleod
Martin Spencer
Cathy Low
Ali Johnson
Nikolai Starrett

Others participating:

Rob Harper, Toad Property Management
Jesse Drees, Toad Property Management
Larry Newman
Brian Gillette

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

Sean made a motion to approve the minutes of the May 30, 2025 meeting. Martin seconded the motion and it was unanimously approved.

A draft Budget had been circulated to the Board prior to the meeting. Budgets for the Water Company and the CB Airpark would be approved separately. Rob confirmed dues remained the same and some units had been completed which increased the Association's income. Expenses had been based on actual expenses for prior years.

Rob said United Companies would be providing a bid for road paving. Martin said MacDonald Paving would be in Town and a bid would be obtained from them. Crack sealing by SealCo would also be scheduled.

Rob explained \$100,000 for the entrance sign had been listed as a Capital expense. A plan for the entrance sign, including location and lighting had been prepared and sent to engineering. Approximately \$75,000 had been received as part of the Contractor's insurance claim for damage of the prior sign.

Ashley made a motion to approve the 2026 Budget as presented. Sean seconded the motion and it was unanimously approved.

Rob said the documents for the July 26, 2025 annual meeting would be sent to the Board for final review prior to sending them to all owners.

Sean explained a Water Rights Committee needed to be formed to work with legal counsel on water rights issues. Sean Patrick, Tom Shepherd and Andrew Hooge had

volunteered to be on that Committee, more people could be added in the future. Martin made a motion for the Water Rights Committee to be formed, consisting of Sean, Tom and Andrew. Ali seconded the motion and it was unanimously approved.

Some complaints, approximately two a month, had been received regarding Short Term Rentals and Inside HOA did not follow up on those occasional complaints or the Inside HOA complaint process was not followed. Sean said he had been contacting the owners and/or the property managers. The Facebook page was utilized more by owners than the Inside HOA app. The cost of Inside HOA was \$750 per month and there was no charge for Facebook. Sean agreed to reach out to owners on Facebook to ask interested owners to volunteer to join a Short Term Rental Committee. Rob said some owners notified Toad of Short Term Rental guests but some owners never notified Toad of rentals. Rob explained the County did not retain a record of short term rentals. A Short Term Rental fee was suggested. It was agreed to continue to discuss.

Rob explained the Water Company Budget would be finalized during the next week as Larry Newman had provided some questions/comments.

Cathy said the CB Airpark would be increasing dues, approximately double, in the 2026 Budget. Cathy explained the increase was necessary to cover expenses and build a small Reserve. Dues had remained the same since 2016 despite expenses increasing.

The annual meeting on July 26, 2025 would be back at the Church meeting room. Coffee and snacks would be available during the meeting.

Nikolai said he continued to research mail boxes/mail structure at the C1 lot but a Covenant amendment would be necessary. Getting owners to vote on any amendment was challenging and Sean and Larry said they were researching other locations which would not require a Covenant amendment. Nikolai and Larry would continue to research options.

Rob confirmed 284 units/lots were currently paying dues, additional units would be added as homes were completed. Sean explained water rights were based on acre feet of water and not on the specific number of units. Discussion regarding water would continue at the next meeting when Brian Carney could attend.

Sean said a lock had been added on the filling valve into the pond. Sean explained he had spoken to the Police and legal counsel and if needed the lock would be cut. No filling of the pond was currently being carried out.

Sean explained it would probably be September before the Verzuh project was reviewed by the Gunnison County Planning Commission.

At 6:56 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