

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 4, 2024 – 6:00 P.M.  
CRESTED BUTTE AND VIA ZOOM**

**Board Members participating:**

Sean Patrick  
Ashley Macleod  
Martin Spencer  
Bet Egelhoff  
Nikolai Starrett

**Others participating:**

Rob Harper, Toad Property Management  
Bart Laemmel, B2 Building Science  
Jacqueline Ras

Rob called the meeting to order at 6:05 p.m. and confirmed there was a quorum.

Nikolai made a motion to approve the minutes of the October 5, 2024 meeting. Martin seconded the motion and it was unanimously approved.

Nikolai questioned if enough research had been carried out prior to moving forward with the repair and improvement of the pond. Sean and Bet explained there had been a lot of discussion in the past and some owners had expressed a desire to beautify the pond area. Rob confirmed there was currently \$64,000 in the Checking Account and \$57,000 in the Reserve Account. Rob explained approximately \$351,000 would be transferred into the Checking Account from the Water Company as instructed by legal counsel and the accountants.

Sean said he had reached out to United Companies to obtain an estimate to pave the two cul-de-sacs which had not been paved during the last project. As yet he had not received a response.

Sean confirmed SGM had prepared an engineering report for the relining of the pond and contractors had been selected. Bet confirmed approval for the diverting of pond water into the nearby ditch would be discussed with the Lacy Family prior to any work commencing. Bet agreed to reach out to the contractor with questions regarding the grading of the dirt and installation of the liner. Bet explained the contractor wanted to move forward on the project prior to the start of Winter. Information about the proposed pond project had been shared with all Board members and they had been given an opportunity to provide feedback and comment.

Bet explained the manufacturer of the pond liner provided a one or two year warranty and the contractor provided a one year warranty. Sean said the Water Company might

provide \$50,000 towards the pond project and the Water Company would be voting in the near future.

After a long discussion about funding and future tap fees Sean made a motion to move ahead with the pond project subject to satisfactory responses to the two questions above. Bet seconded the motion and it was unanimously approved.

Bart Laemmel explained the Design Review Guidelines had been reviewed as part of the review performed every couple of years and some “housekeeping” amendments proposed. Bart confirmed Beth Appleton, legal counsel, had reviewed and Rob said the Guidelines had been displayed on the website for owner review. Bart said a small amendment had been recently added regarding the screening of heat pumps. Rob agreed to circulate an amended version to the Board for review and a vote would be taken at a future meeting.

Jacqueline Ras asked if variances would be granted in the future for height restrictions for lots with steep natural grade. Sean explained keeping the variance language in place might be useful for some of the steeper lots which had not yet built. Bart said the wording of that section would be discussed at the next Design Review meeting and could be part of a future amendment of the Design Review Guidelines.

Sean said three volunteers were required for work with Inside HOA and a Short Term Rental Committee. Short Term Rental policies had already been prepared and approved. Martin volunteered. Sean agreed to reach out to the rest of the Board.

At 7:20 p.m. Nikolai made a motion to adjourn the meeting. Sean seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management