

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 18, 2019 – 6:00 P.M.  
OFFICE OF TOAD PROPERTY MANAGEMENT  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE, CO 81224**

**Board Members present:**

Jan Dijkstra  
David Brennan  
Grant Bremer

**Board Members participating by phone:**

Frank Woodruff  
Cathy Low  
Jeff Hermanson  
Kate Somrak

**Others participating:**

Rob Harper, Toad Property Management  
Beth Appleton, Association Counsel

**Owners participating by phone:**

Jon Woodward  
Barry Muirhead  
Sean Patrick  
Eric Tunkey  
Douglas Benedict  
Tom Englis  
Chad Smith and Jen  
Dan Stewart

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

David made a motion to approve the Board minutes for the July 13, 2019 meeting. Jan seconded the motion and it was unanimously approved.

Beth said the only legal matter pending was the bankruptcy action between the Developer and the Bankruptcy Trustee and that was close to conclusion.

David explained Bob Silverman had sold his house and his place on the Board had been taken by Kate Somrak. David said Cathy Low had filled the seventh place on the Board.

Kate said the financials through October 31, 2019 had been distributed prior to the meeting. Kate explained Snow Removal and Design Review Expenses were higher than anticipated and the 2020 Budget might need adjusting in January if construction continued at the current rate. Kate said financially the Association was doing very well

and \$232,926 had been collected from the Special Assessment for future road maintenance.

It was agreed a reminder of a payment of \$700 for the road maintenance special assessment was due in December for the owners who had not elected to pay the special assessment in advance.

Frank said the State had not yet provided written confirmation that the filtration project was approved and the Engineer was continuing to follow up on a daily basis as January 15, 2020 was the date for the next update to owners. Frank explained the Water Company financials were looking good and able to make the debt payments as well as building up a reserve for capital improvements which would be necessary in two to three years. Frank confirmed Chlorine levels could not be lowered until the State signed off on the new filtration project. Frank was thanked for the large amount of work he had been performing on behalf of the Water Company.

Cathy said in addition to the normal maintenance of the Airpark it had been necessary to perform work on the edges of the new runway surface and to crack seal. Cathy said additional signage and new wind socks had been installed. Cathy explained an owner of two units in Stallion Park had been accepted as a non-proprietary member of the Airpark and was paying Airpark dues and special assessments. Cathy said Erik Klemme had prepared new Rules and Regulations for Winter operations and snow removal was going well. Jeff explained he was working with Rob Harper and the accountant to prepare the 2020 Budget for the Airpark.

Grant said the Design Review Committee continued to work on updates to the Guidelines with an emphasis on the historic ranching nature of Buckhorn. Grant explained changes or clarifications included lower roof height, siding materials, solar panel placement, roof pitch, snow storage on lots, setbacks on the corner lots and plans to update the Guidelines every two years. David said the revised Guidelines would probably be completed by the end of the year.

Sean Patrick said Gunnison County were still waiting for the correct paperwork for a possible wedding garden and when the paperwork was received the County would be holding public meetings as part of the review process.

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

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Prepared by Rob Harper  
Toad Property Management