

**BUCKHORN RANCH ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TUESDAY, JUNE 13, 2017 – 6:00 P.M.  
TOAD PROPERTY MANAGEMENT, INC.  
318 ELK AVENUE,  
CRESTED BUTTE, CO 81224**

**Those present:**

Lot M3-35                      Morgan Weinberg  
Lot 35                              Frank Woodruff  
Beth Appleton, Attorney for Buckhorn Ranch Association  
Rob Harper, Toad Property Management, Inc.

**By Phone:**

Lot 66                              Spencer Low  
Lot M2-20                      Jan Dijkstra  
Lots 36 and 37                  Bob Silverman  
Lot M2-23                      Jon Woodward  
Lot M2-54                      Chris and Kylie Sahr  
Lot M3-1                         David Brennan

Rob Harper called the meeting to order at 6:02 pm and confirmed there was a quorum.

Frank Woodruff made a motion to approve the minutes of the January meeting. Morgan Weinberg seconded the motion and it was unanimously approved.

Bob Silverman said snow removal was over budget. Bob said a review of prior year expenses confirmed \$20,000 was a good figure for an average snow removal figure and it was necessary to hold money in reserve for the higher snow removal years. Bob said the reserve should be equal to one year's operating budget. Rob Harper said accounts receivable was considerably better than in the past.

Rob Harper said revisions to the Declaration had recently been circulated to all owners together with a summary letter from Beth Appleton. Frank Woodruff encouraged owners to vote on the amendment to the Declaration and volunteered to answer any questions owners might have. Rob said owners would be invited to call in on June 19 and 21 to also have questions answered. It was agreed all notices, meeting dates and important documents would be loaded on the website. Beth Appleton said the purpose of the two phone calls was to engage owners in the amendment of the Declaration and Beth confirmed ballots and proxies would be sent out to all owners.

Beth Appleton said the final document, after the comment period had expired, would be voted on by the Board.

Spencer Low said the runway was in disrepair and on the verge of being dangerous and a special assessment for the runway frontage lot owners and easement owners was

necessary and a letter would be mailed to owners. Beth Appleton explained a separate LLC had been formed to deal with the runway and the association was the sole member of the LLC. Beth confirmed the expenses of the runway were only dealt with by the owners of runway frontage lots and easement owners.

Rob Harper said he had spoken with SealCo and SealCo would make repairs to roads including a portion of White Stallion with the work starting soon. Rob said SGM were currently working on a road study and plan to identify future road maintenance schedules. Rob said Toad would present a bid for sweeping the roads and said he would follow up with SealCo to confirm the scope of work.

Rob Harper said the annual meeting would be held on Saturday, August 26, 2017.

The meeting adjourned.

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Prepared by Rob Harper  
Toad Property Management, Inc.