

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 8, 2025 – 6:30 P.M.
CRESTED BUTTE AND VIA ZOOM**

Board Members participating:

Sean Patrick
Ashley Macleod
Martin Spencer
Bet Egelhoff
Tom Shepard
Nikolai Starrett
Andrew Hooge
Cathy Low
Ali Johnson

Others participating:

Rob Harper, Toad Property Management
Bayliss Baker, Toad Property Management
Multiple owners

Rob called the meeting to order at 6:34 p.m. and confirmed there was a quorum.

Ashley made a motion to approve the minutes of the January 21, 2025 meeting. Sean seconded the motion and it was unanimously approved.

Sean explained work had not started on the pond near South Avion/White Stallion as the cost had significantly increased. Bet said additional bids had been obtained including a bid from a Carbondale contractor who focused just on pond work. The Carbondale bid was the highest at approximately \$392,000 and included significantly more work which had not been identified in the SGM engineering report. It was agreed to reach out to SGM to discuss the scope of work and also invite the Carbondale contractor to visit the site and provide a revised estimate.

Sean said designs for the entry sign were still being obtained. Attempts would be made to have the work completed in the Summer.

Sean explained the local Post Office would not commit at this time to future mail delivery. Nikolai said bids had been obtained for boxes and a structure on Lot C1. An amendment of the Covenants would be necessary for any community development on Lot C1 and that process could be started. If the Post Office committed to mail delivery the project could move forward. Sean encouraged owners to reach out with their suggestions for the design.

Board meetings were scheduled for July 11, 2025 and October 28, 2025. The annual meeting would be July 26, 2025 at 9:00 a.m.

The next Water Committee meeting would be September 9, 2025.

The CB Airpark budget meeting would also be held on July 11, 2025.

Sean explained he would recuse himself from the Lower Verzuh Ranch discussion as he was part of the Gunnison County Planning Commission who would be reviewing the Lower Verzuh Ranch proposal in the future.

Ali explained the Lower Verzuh Ranch (LVR) draft proposal was for more than 300 homes and was significantly larger than Buckhorn. A request had been made by the Town of Crested Butte for the County to postpone review of the proposal. Ali suggested a Committee be formed to review multiple concerns about the LVR proposal, including water concerns. Ali encouraged interested owners reach out to Rob at Toad if they wanted to be part of the Committee.

Tom said some appendices mentioned in the LVR proposal had not been included and needed to be reviewed. Owners were provided the opportunity to express their concerns. After a long discussion it was agreed there were many questions and concerns, including several questions which would require legal advice.

Rob asked owners to reach out to him if they wanted to join the LVR Committee. The Committee would make recommendations to the Board and the Board would determine how to move forward.

Rob said Martin Spencer would be working on the bridge in the Spring.

At 7:45 p.m. Sean made a motion to adjourn. Tom seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management