

**BUTTE PASTURE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING**

DECEMBER 14, 2017 – 5:00 P.M.

**318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO**

Present: Jeff Isaac
Laura Wininger
Jason Berv
Frank Marino
Mirabei Holland
Kemble Widmer
Rob Harper, Toad Property Management

Phone: Doug Haack
Skip Smith
Tattie Bailey
Jim Willis

Rob called the meeting to order and confirmed a quorum. Rob explained the purpose of the meeting was to discuss the nine Responsible Governance Policies required by the State. After a short discussion Jeff made a motion to approve the Policies, Frank seconded the motion and it was unanimously approved. Rob explained the Policies would be signed by Jeff as President and loaded on the website.

Rob explained a proposal had been received for Directors and Officers Insurance and Laura said the existing general liability policy covered the front entrance and liability for easements, including use of the road. Jim questioned the price on the liability insurance as the pond was no longer included as an association asset and it was agreed the D&O Insurance also appeared high. Skip explained the D&O insurance included defense costs for potential lawsuits against the association. Rob agreed to follow up with the insurance agent and report back to the Board.

Laura said she met with Neal Starkebaum at the County regarding guest houses and needed to talk to a water attorney as the next step. Laura said Neal Starkebaum had expressed doubt about the association being able to amend Covenants to increase the maximum square footage of structures on the lots as the County had been involved in the writing of the Covenants and wanted to contain build-out and control growth.

Jason said he had hired Norman Whitehead, surveyor, to draw a map showing the proposed Lot 7 access easement and once the map was produced he would present it to the Fire Department for their approval. Once approved by the Fire Department the proposal would come back to the association for review. Jason explained the access easement needed to be the first step and once that was resolved the turnaround could be

discussed in more detail. Laura said a turnaround was shown on the original plat of the subdivision and Wapiti Lane stopped at the entrance to Jason's property and the access easement to the pond was just for emergency vehicles needing access to the fire hydrant. Jason expressed concern about the number of visitors exploring the road and the pond and said new signage did not appear to have worked.

After discussion about vehicle speeds on the road it was agreed private road signage at the entrance stating no outlet and a speed limit would continue to be reviewed and Jeff suggested Jason installing gate posts, or something similar, at the edge of his property to clearly define private property.

Laura said she had obtained pricing for the front entrance signage and had spoken to the Fire Department. Laura explained she needed to follow up with Gunnison Road and Bridge regarding the location and confirmed the wording on the sign would be reflective and illumination was not an option due to the difficulties in making that happen.

Frank asked about pivot gates and Rob said one local location had a solar powered pivot gate and another location had an electric pivot gate. Rob said the gates took a beating from snow removal equipment and were expensive and time consuming to maintain.

Rob thanked owners for submitting their water meter readings and said there was one owner who had not responded. Once the final reading was received the report would be submitted.

As there was no additional business the meeting adjourned at 5:55 pm.

Prepared by Rob Harper
Toad Property Management, Inc.