

BUTTE PASTURE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
JULY 22, 2025 – 3:00 P.M.
VIA ZOOM

Present: Jeff Isaac
Kemble Widner
Mirabai Holland
Jesse Drees, Toad Property Management

Jesse called the meeting to order at 3:04 p.m. and confirmed there was a quorum.

Jeff made a motion to approve the June 29, 2022 meeting minutes. Kemble seconded the motion and it was unanimously approved.

Jesse confirmed work had been completed on the front entrance flower beds in the Spring. Fence repair at the front entrance was underway. Lacy Construction had graded the road.

Kemble said he would support a hybrid meeting in the future with a combination of Zoom and meeting in-person in the Toad office.

It was agreed Magnesium Chloride would not be added to the road in 2025.

Jesse agreed to check if Alex had larger snow removal equipment and would be able to use a snow blower on the road or if his equipment was still only suited to driveway clearing. Concern was expressed about the Lacy Construction plow driver leaving a berm across driveway entrances. Additional snow poles were required on the road, especially by the one curve, on the road.

Prior to the meeting a draft Budget had been circulated to the Board for review. Jesse explained the Budget was very similar to prior years. One quote for insurance had been obtained from State Farm and Jesse said he was waiting for a quote from the current carrier. The State Farm premium was lower than the current premium.

Jesse explained the State Farm estimate included General Liability and Directors & Officers coverage. The current policy did not include any Director & Officer coverage.

The Association currently had \$33,979 in the bank. It was generally agreed some reserve funds might be necessary to cover legal expenses, especially water rights.

Jesse said mulch could be added to the beds at the front entrance. Jeff said there was no irrigation at the front entrance which limited the amount of landscaping which could be maintained. Twice a year cleaning of the beds would be good maintenance and help to keep the area looking cared for.

At the annual meeting it was agreed to talk about landscaping for the front entrance. There could also be a discussion about adequate reserves for the Association.

After a long discussion it was agreed two Budgets would be sent to owners with the annual meeting documents. One Budget would keep Operating Dues at the current level, expenses at \$22,355 per year. The second Budget would lower Operating Dues to a level which would result in Reserve funds dropping to \$25,000 by the end of the year once the \$22,355 expenses had been paid.

Jesse agreed to make the adjustments to the Budget and email to the Board for review. The annual meeting was scheduled for August 20, 2025. It would be a hybrid meeting with Zoom and in-person at the Toad office.

At 3:59 p.m. Mirabei made a motion to adjourn the meeting. Jeff seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management