

**MINUTES OF THE McCORMICK RANCH ASSOCIATION
OWNERS MEETING
909 McCORMICK RANCH ROAD
DECEMBER 30, 2009**

Present: Collin & Kathy Sprau
Wendy Fisher
Jeff and Deanna Serra
Doug Hosier
Angela Reeves, Toad Property Management

The meeting was called to order at 4:40 p.m. on Wednesday, December 30, 2009.

Angela explained the notice of meeting was e-mailed during December and again on December 21, 2009 and said 5 lots were represented at the meeting.

Angela said the minutes of the December 27, 2008 meeting had been distributed after the meeting and again on December 21, 2009. Collin made the motion to accept the minutes as written. Jeff seconded the motion and it was unanimously approved.

Angela said the gate had undergone substantial repair during the past year. Concern was expressed about vehicles and snow removal equipment hitting the gate or the keypad. It was agreed that pipes, filled with concrete, should be placed by the gate and keypad to protect those areas.

Angela said, following an email exchange, a two year extension of the Grazing Lease had been unanimously approved and submitted to the County Assessor.

Angela explained camomile daisies, thistle and toad flax continued to be a problem in the Ranch. After a short discussion it was agreed that Angela would obtain a quote from Jim Berry to spray areas within the road easement.

Angela said the Nordic trails were set in a slightly different location due to lack of snow and the Nordic Center would be doing additional trail maintenance in the Spring. She explained that additional work by the Nordic Center would involve cutting willows which would help with trail setting in 2010.

Angela said the 2010 Budget kept dues at \$2,500 per lot but a special assessment might be necessary if it was a large snow year or if there were unforeseen expenses. After a short discussion the 2010 Budget was unanimously approved.

Doug was elected to the Board of Directors for an additional three year term. Collin agreed to continue as President.

Jeff explained that Dan Murphy had been designing a home for them and during that process it had become clear that the County would only approve a 3 bedroom house on Lot 7 and a 4 bedroom house on Lot 6. Concern was expressed that property prices within McCormick Ranch would be negatively impacted if owners could not build to the maximum allowed by the Covenants. Jeff explained Dan Murphy and David Leinsdorf had been reviewing options and they had been speaking to the Town of

Crested Butte about annexing land to the Town or connecting to the East River Regional Sanitation District through Silver Sage. Jeff explained the second option appeared to be the best as the Town would be more restrictive on house size and also require payments such as the 3% transfer tax or real estate taxes. Jeff explained the initial research indicated a special assessment of \$50,000 per lot would be required to connect through Silver Sage. After a long discussion it was unanimously agreed that Jeff would continue to work with David Leinsdorf, Dan Murphy and Bob Williams and he would fund that work. However, once Jeff was able to report back to the Board on the best option, those charges would be rolled into the total project cost. Jeff also agreed to consider a loan to owners to cover any special assessment with a lien being placed on those lots. Jeff also agreed to continue to review options with the Town at the same time as the East River Regional Sanitation District and report back to the Association.

Angela thanked Collin and Kathy for once again hosting the annual meeting.

The meeting adjourned at 6:00 p.m.

Prepared by Angela H. Reeves