

**MINUTES OF THE McCORMICK RANCH ASSOCIATION
OWNERS MEETING
318 ELK AVENUE, SUITE 24
DECEMBER 22, 2012**

Present: Jeff Serra
 Wendy Fisher
 John Bailey
 Angela Reeves, Toad Property Management
By Phone: Scott Nelson
 Doug Hosier

The meeting was called to order at 4:10 p.m. on Saturday, December 22, 2012.

Angela explained the notice of meeting had been e-mailed on November 26, 2012 and said 6 lots were represented at the meeting.

Angela said the minutes of the December 29, 2011 meeting had been distributed immediately after the meeting and also prior to this meeting. John made the motion to approve the minutes as written. Scott seconded the motion and it was unanimously approved.

Angela explained on July 1, 2012 Gary Hirstein had returned to Houston and she and Gordon were once again managing Toad Property Management with Gary remaining as a silent partner. Angela said they would continue to be involved in Toad Property Management for a couple of years.

Angela said the main line sewer project had been the focus during 2012. She said the Town had requested changes to the Williams Engineering plans and that had adjusted the Lacy Construction bid from \$85,000 to \$112,000. Angela explained the Association and Lacy Construction needed to sign an agreement to lock in the price and Williams Engineering would be finalizing the Operating Manual to incorporate changes requested by the town. She said the Reclamation Permit was in place and subject to final approval from the owners the project would be ready to move forward when the weather allowed. Angela said Bill Lacy anticipated a start date in late August.

After discussion Jeff made a motion to accept the Williams Engineering pricing scenario which divided the cost of upgrading the existing septic pump stations on Lots 2 and 3 between all 7 owners and to levy up to a \$31,000 special assessment on each lot in the summer. John seconded the motion and it was unanimously approved.

Angela said in addition to expenses for engineering and legal work on the sewer project during 2012 there had also been additional road expenses as a frozen pipe under the road had resulted in road maintenance and snow clearing expenses.

Angela said McCormick Ranch had been awarded a grant for noxious weed spraying and she would apply again in 2013 for a similar grant. Angela said gate expenses were well under budget.

Angela said the 2013 Budget kept dues at the same level as 2012 and as approved earlier in the meeting there would be a special assessment up to \$31,000 per lot. After discussion Jeff made a motion to approve the 2013 Budget. Wendy seconded the motion and it was unanimously approved.

After a short discussion Doug was elected to the Board of Directors for an additional three year term.

The meeting adjourned at 4:55 p.m.

Prepared by Angela H. Reeves