

**MINUTES OF THE  
McCORMICK RANCH ASSOCIATION OWNERS MEETING  
318 ELK AVENUE, SUITE 24  
DECEMBER 19, 2017**

Present: John Mason  
Jim Fisher  
Rob Harper, Toad Property Management

By Phone: John Bailey  
Scott Nelson  
Doug Hosier  
Deanna Serra

Proxy: Jeff Serra (to Deanna Serra)

The meeting was called to order at 1:02 p.m. Rob confirmed a quorum and said notice of the meeting had been mailed on November 15, 2017.

Scott made a motion to approve the December 21, 2016 minutes. John Mason seconded the motion and it was unanimously approved.

Rob said after an email exchange the association had turned down the request from Sissy LaVigne to share a portion of the McCormick Ranch Road to provide access to two homesites LaVigne owned outside of McCormick Ranch. Rob explained LaVigne was unwilling to pay anything more than a portion of future road maintenance costs in return for the use of the existing road.

Rob said he had obtained two quotes to pave the McCormick Ranch Road.

SealCo had bid approximately \$535,000 for 3 inches of asphalt on top of 6 inches of road base on a 24 foot wide road from the gate to the cul-de-sac. An additional \$85,000 would include the road from the first cattle guard to the gate. Rob said he had reached out to the owners of that parcel of land to ask if they would be interested in sharing the cost but had not received a call back yet.

Lacy Construction had bid approximately \$315,000 from the gate to the cul-de-sac and was proposing just asphalt as Bill Lacy did not think the road required the additional road base.

Rob explained SealCo had given a price of \$214,000 to chip and seal the road surface from the gate to the cul-de-sac and Lacy Construction would not give a chip and seal price and did not recommend that surface.

After discussion it was agreed Rob would secure written bids from SealCo and Lacy Construction and check with the County Assessor and the Town to make sure there was no opposition to paving the road or potential impacts on the agricultural designation for the lots. Rob also agreed to speak to Gunnison Savings & Loan about possible financing options over a 5 year period. John Bailey suggested a special assessment of \$15,000 per lot, per year, for 5 years as a possible repayment plan to a lender. Rob also

agreed to speak to Bill Lacy regarding any financing option he would be willing to offer and to obtain more information on why Bill would not recommend chip and seal or the additional 6 inches of road base proposed by SealCo.

Rob said a quote of approximately \$5,000 had been received to run electrical power to the gate from the closest transformer and said that work should be completed prior to any paving.

Rob agreed to report back to owners by email with the additional information.

Rob said the gate had been operating well following the extensive work performed last year. Rob explained two local commercial paddleboard operations had been using the Slate River and the fence Bill Lacy installed to keep the cattle from roaming had been cut. Rob explained everything had been resolved after meetings and phone calls with the two commercial operators and the operators agreed they would only float through McCormick Ranch and would not stop and step onto the land except for walking around the cattle fence. Rob said he would speak with the commercial paddleboard operators again in the Spring to remind them of the rules.

Rob said weed mitigation was within budget and suggested hiring John Scott to do extensive spraying and less pulling as the cost would be similar.

Rob said due to the significant snow in December and January the snow removal costs were over budget and additional funds had to be spent on the Spring road maintenance. Rob explained the draft 2018 Budget proposed a dues increase as the average operating expenses during the past 10 years were approximately \$3,000 higher than income and in 2016 no dues had been collected which further reduced the reserve account. After discussion John Mason made a motion to approve the draft 2018 Budget with dues of \$3,500 per lot, per year. Jim Fisher seconded the motion and it was unanimously approved.

Rob explained John Mason was willing to join the Board and Scott said he was willing to continue on the Board. Jim made a motion to appoint John to the Board for a 3 year term and Scott for a 2 year term. Doug seconded the motion and it was unanimously approved.

As there was no new business Jim made a motion to adjourn. John seconded the motion and it was unanimously approved.