

**MINUTES OF THE
McCORMICK RANCH ASSOCIATION OWNERS MEETING
318 ELK AVENUE, SUITE 24
DECEMBER 19, 2018**

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

By Phone: John Bailey
 Scott Nelson
 Doug Hosier
 Jeff Serra

The meeting was called to order at 2:03 p.m. Rob confirmed a quorum and said notice of the meeting had been mailed on November 13, 2018.

John Mason made a motion to approve the December 19, 2017 minutes. Doug seconded the motion and it was unanimously approved.

Rob said snow removal was under budget due to the light snow year and final expenses for the installation of electrical power to the gate had not been received but expenses were expected to be close to the \$5,000 estimate.

Rob said there had been a long email exchange regarding the request from David Ochs of the Crested Butte Mountain Bike Association to connect trails to the Golf Course. It was agreed Rob would email the Crested Butte Mountain Bike Association and explain the reasons why the Association would not agree to the connecting trails. Rob said the Board would be discussing the current location of the Nordic Trails at the Board meeting immediately following the Annual Meeting.

Jeff said Dan Murphy, Architect, was working on plans for Lot 6 and he would be submitting the plans for a house, three car garage and guest house to the Association for approval.

Rob said a couple of realtors had raised the question of Sissy LaVigne using the McCormick Ranch Road to gain access to her land adjacent to the Ranch but no new information was available to discuss.

Rob said people continued to use paddleboards on the river but there had been no complaints during the summer and people were generally following the rules.

John Mason said chamomile daisies had been sprayed along the edge of the road and Rob said due to the extensive weed management performed during 2017 it had not been necessary to spend as much on weed management during 2018.

Rob explained the expenses in the draft 2019 Budget were very similar to the 2018 Budget. John Mason made a motion to approve the draft 2019 Budget. John Bailey seconded the motion and it was unanimously approved.

Jeff volunteered to join the Board and Jim made a motion to elect Jeff to the Board for a three-year term. Doug seconded the motion and it was unanimously approved.

At 2:23 pm John Mason made a motion to adjourn the meeting. Jim seconded the motion and it was unanimously approved.

Prepared by Rob Harper