

**MINUTES OF THE
McCORMICK RANCH ASSOCIATION
OWNERS MEETING
318 ELK AVENUE, SUITE 24
DECEMBER 22, 2015**

Present: Jeff Serra
Rob Harper, Toad Property Management

By Phone: Scott Nelson
Doug Hosier
Collin Sprau
Kathy Sprau

The meeting was called to order at 2:03 p.m. on Tuesday, December 22, 2015.

Rob said that the notice for the meeting had been sent to all owners on November 13th, 2015 and that 5 lots were represented at the meeting, which is a quorum.

Rob said that the minutes from the previous Annual Meeting of January 2, 2014 had been distributed with the notice. Kathy made a motion to approve the minutes, which was seconded by Jeff and approved unanimously.

Rob said that he purchased Toad from Gordon and Angela in April and that the transition has gone very well. He said that Angela was still working for Toad and that he had added Matt Schroeder as the manager of outside operations and Abby Loken to oversee the accounting. All of the other employees have remained which has added continuity to the transition.

Rob said that the gate has really been the only unexpected expense recently. Toad had to order a new 'board' for the electronics and that someone had crashed into the gate this spring causing damage which had been repaired. He then said that the \$10,000 line item for 'main line sewer' will need to remain in the budget for the eventual connection of Lot 1 to the sewer system. This will require a pump to be installed but will not be done until it is developed. Most of the other line items were under budget for the year. The road is in very good shape however there are some areas which could use some attention and it may be necessary to do some added road maintenance in the spring.

Rob said that he had been working with the Town to acquire documentation that the sewer system had been installed correctly and signed off as complete. He said that the Town has not been able to provide anything and that he has also contacted Williams Engineering in an effort to have some final documentation. As of this meeting, nothing had been provided but that Public Works Director Rodney Due said that he considers the project finished and that no documentation is necessary.

Collin asked if Rodney Due was leaving and had accepted a job at another municipality, this was not confirmed. Jeff said that for someone to build and connect to the system would only require the normal permitting process through the town which is correct. Rob said that the 2016 budget was almost identical to the 2015 budget and that the snow removal should be the only unknown.

Jeff made a motion to approve the 2016 budget which Collin seconded and it was approved unanimously.

Doug's term on the Board of Directors has expired and Rob said that he did not receive any written ballots in the mail and that there were no other volunteers. Jeff made a motion to elect Doug Hosier to another three-year term which was seconded by Colin and approved unanimously.

Rob said that there were 9 new governing documents mandated by the State of Colorado which need to be approved by the Board. These policies cover many of the existing rules and regulations which are already covered by the Declaration and Bylaws and do not change the operation of the Association. As President, Colin will sign these policies and they will be posted to the website. Kathy Sprau asked if Bill Lacy's contract to use the ranch for pasture will automatically renew which Rob said that it will.

As there was no new business the meeting adjourned at 2:19.

Prepared by Rob Harper