

**MINUTES OF THE
McCORMICK RANCH ASSOCIATION BOARD MEETING
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, COLORADO
WEDNESDAY, AUGUST 7, 2019**

Present: John Mason
Rob Harper, Toad Property Management

By Phone: Scott Nelson
Jeff Serra

The meeting was called to order at 11:09 a.m. and Rob confirmed there was a quorum.

John asked the minutes be amended to add the words "to commercial users" in the final paragraph. John made a motion to approve the minutes of the March 19, 2019 meeting as amended. Jeff seconded the motion and it was unanimously approved.

Jeff said he had installed a camera on his property last month and the recording had caught multiple violations of the Covenants, including fishing, paddle boarders, dogs and said the volume of the activity was surprising and disturbing. Jeff said there had not been any commercial groups using the Slate River although paddle boards were rented to individuals who did float the Slate River.

Jeff said he had been in contact with Ryan and Wynn Marten, owners of the 40 acre open space adjacent to McCormick Ranch and also 931 Belleview. Jeff explained the Marten's land had the bridge over the river for the Rec Path and he had worked with the Town to have the original Lot 6 easement released as the bridge had been relocated. Jeff said the amended plat just had a small easement on Lot 6 for the existing location of the trail. Jeff explained this amendment clarified the position that there was no access off the Rec Path to the Slate River and any access would be from the adjacent open space parcel.

Jeff explained the Martens had put forward a proposal to close down the path along the north side of Lots 6 and 7 which connects to McCormick Ranch Road because of wetlands and have a new route utilizing the alley behind 9th Street. Jeff said the proposal included moving the McCormick Ranch gate to the edge of Elk Avenue as access to the easement along the McCormick Ranch Road would be eliminated and all traffic redirected to a new link to Tony's Trail. Jeff said he would grant a small easement across a corner of his property to make it possible and the use of the McCormick Ranch Road would be restricted to owners and their guests.

Jeff confirmed the Town and the Crested Butte Mountain Bike Association would build and maintain any future fenced recreational trail. Jeff said McCormick Ranch owners and the Martens would share equally in the cost of relocating and replacing the gate. Rob said a new gate would cost approximately \$10,000 to \$12,000 and Jeff said the existing stone pedestals on the McCormick land could just be left in place and the gate removed.

Jeff said the Martens wanted to reduce their liability by having the trail redirected and the Town, through an easement for the trail and bridge would assume liability. Jeff said the

Town and the Crested Butte Mountain Bike Association supported the changes as it would reduce the policing and cluster the trails. Jeff explained the Aperture project intended to have an area where people could put into the water to float the Slate River. Jeff said he thought there might be an opening to work with the various entities and provide a compromise for controlled access to the Slate River.

Jeff explained the Town and the Martens had not yet reached final agreement as the Town would prefer to have more than 10 acres to give them the chance to store snow close to Town.

It was generally agreed the proposed collaborative approach sounded good in principle and Jeff said he would keep the Board updated on the progress.

Rob and Jeff said a local realtor had made contact asking if short term rentals were permitted in McCormick Ranch. It was agreed Section 3.3 of the Covenants had rental restrictions for a guest house and Rob said he would contact Marcus Lock for guidance on rental restrictions to maintain a neighbourhood feel.

John said the Crested Butte Nordic Center were considering changing the easement from Lot 3 to Lot 5 and using access through Moon Ridge. John said the Nordic Center would be meeting with Joe Knox of Moon Ridge to find out if Moon Ridge would support the proposed trail changes.

John said the Conflict of Interest Policy did not really address Board members voting on topics with a personal benefit and Rob agreed to speak to Marcus Lock regarding wording of the Policy.

Rob said he and Jeff had met with the Land Trust regarding signage and a sign had been installed in the river bed. It was agreed professional signs had been discussed and Rob agreed to follow up and find out who installed the sign yesterday.

At 12:13 pm the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management