

**McCORMICK RANCH ASSOCIATION
ANNUAL OWNERS MEETING MINUTES
318 ELK AVENUE SUITE 24, CRESTED BUTTE, COLORADO 81224
DECEMBER 21, 2016, 2PM MST**

In Attendance:

Jim Fisher – (For Wendy Fisher)
Scott Nelson – Via Telephone
Doug Hosier – Via Telephone
Colin Sprau – Via Telephone
Rob Harper – Toad Property Management, Inc

Rob Harper called the meeting to order at 2:30pm, confirming a quorum. Proof of Meeting Notice was sent November 3, 2016.

Manager's Report: Rob confirmed owners within McCormick Ranch would receive a Nordic season pass and should go by the Nordic Center to collect passes. Rob said there had been no sales during the past year and ownership of the Serra's two lots had separately designated as lot 7 in the name of Jeff and lot 6 in the name of Deanna. Rob said the entrance gate continued to be an issue and Rob agreed to obtain an estimate for running power from the nearest transformer box. Rob confirmed Lacy Construction had paid for the repair of the gate when Lacy equipment had damaged the gate.

Officer's Report: Nothing new to report.

Budget: Rob said additional funds had been spent on road maintenance and the road was in really good shape. Minimal road maintenance plus the application of mag chloride would be required in 2017. Rob explained the gate maintenance line item in the budget had been increased to \$2,500 and dues were \$2,500 per lot. Scott made a motion to approve the 2017 Draft Budget, Doug seconded the motion and with all in favor the Budget was approved.

Elections: Scott made a motion to appoint Colin to the Board for another 3 year term, Doug seconded the motion, all were in favor and the motion passed.

Meeting adjourned at 2:53 pm.

Rob Harper, Toad Property Management, Inc