

Minutes- Hidden River Ranch Association

Board of Directors Meeting 6-29-17

Rob Green called the meeting to order.

Present were Rob Green, Tracy Wentz, Nick Chirekos, and Brent Allen.

Tracy Wentz led a detailed discussion of the Noxious Weed Management program of Gunnison County. After the discussion, the Board agreed to hire Steve Cooper at \$25.00 per hour to spray Thistle with an upper Dollar limit on his services of \$2500.00. The Board also agreed to hire a Licensed company to spray the Toadflax and seek reimbursement through the County program for up to 60% of the amount spent spraying .

Next, upon a motion by Tracy and second by Nick, the Board voted unanimously to approve and adopt the CCIOA Regulations which were discussed at the Homeowners Association Meeting.

The Board also Ratified unanimously the Budget that was adopted at the Homeowners Association Meeting.

Rob Green reiterated that our Water Rights are now perfected for those lots that already have wells in place and also for our Pond. In six years we will need to file another Diligence filing with the Montrose Water District for any new wells.

Nick brought up Governance Issues for HRRA and lengthy group discussion ensued. The Board may need to be more involved and active in Financial Issues, and Rob appointed Nick to work closely with Toad Property Management to develop financial controls for HRRA.

Snowplowing was up next and was discussed at length. The Board discussion centered on the anomalous amounts of snow this past winter and our level of service from Hidden River Construction vs. what unknown level of service we might have from other service providers. No final decision was reached, but a Sense of the Board is to likely remain with HRC.

The final item of discussion was a potential new Board Member. The Board preference would be for any new member to be available and willing to serve over time on the Board. Various Board Members will visit with others in the Association to see who might be willing to serve, and the Board will get back together at a later date.

The Meeting was then adjourned by consensus.