

WILDHORSE AT PROSPECT ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES FROM JANUARY 4, 2024
VIA ZOOM

Present: John Low
 Allie Pugh
 Matt Boisen
 Claudia Helguaro
 Chris Cappy
 Joe Robinson, Toad Property Management
 Josh Jackson

Joe called the meeting to order at 9:03 a.m. and confirmed a quorum.

Matt explained some board members had questions regarding the timing of snow removal. Josh Jackson said he was very budget conscious and on December 18th he received a call from an owner on Appaloosa who could not get out of her drive. After reaching out it had been decided to clear all driveways on December 19th to make the driveways accessible to everyone especially as the holidays were approaching. Chris Cappy said the freeze/thaw situation was different on Appaloosa from the other roads and he had looked at the Appaloosa roads and driveways prior to Josh being given the instruction to go ahead and clear ice from driveways on the 19th.

Josh confirmed the current snow removal contract was at 4 inches but sometimes it was necessary to respond at other times especially when snow had drifted onto driveways. Keeping the driveways clear for owners/guests and trash collection was necessary to try to keep ahead of the ice build-up or drifting snow. Joe explained Lacy Construction had struggled during the first three snow cycles of the season due to changes in personnel. Joe said he had noticed additional ice build-up during the early part of the season and Joe explained he could make regular inspections. It was generally agreed it was beneficial if Josh just received contact from Joe at Toad regarding snow removal rather than receiving calls from multiple owners.

Josh Jackson was thanked for his work and experience and Josh left the meeting.

Keeping owners informed of snow removal procedures and expectations was discussed and it was agreed to discuss and explain to owners at a future date.

Chris said he had been negotiating with Visionary Broadband. Chris explained he had stressed the need for Visionary Broadband to map the current service as part of the service in exchange for Visionary's use of the Wildhorse communication tower for several years. Discussion was still underway and other options could be considered if Visionary did not provide a satisfactory service contract. Chris said he hoped Visionary would provide a modified contract within the next couple of weeks. Chris was thanked for his work with Visionary.

Claudia explained a spreadsheet had been prepared to track income and expenses. Snow removal was an unknown and difficult to predict or base on prior years, especially the 2023

Winter. Claudia said landscaping and irrigation expenses were high, 8% of the overall budget, and suggested the Board discuss if owners would be charged for specific individual landscaping and irrigation expenses to avoid the need for a dues increase in the future. Chris said a discussion with Mt. Crested Butte Water & Sanitation District would be a good place to start as that might restrict any separation of the irrigation system water expenses.

Allie said parking at the entrance for access to the Goldlink lift continued. It was not a problem at the present time. It was generally agreed vehicles parked without a Wildhorse pass would receive a sticker and board members would assist in distributing the stickers in an effort to minimize Toad expenses.

Allie said guests at one house were not picking up after their dogs and not keeping the dogs on a leash. Chris suggested a notice with the dog rules be delivered to the house together with a supply of dog poop bags. Aggressive dogs needed to also be addressed. John offered to draft language for a letter to owners.

Matt said house staining would not have to happen in 2024. Matt explained he had encountered problems with the new Sherwin Williams product and he would continue to research options.

Allie confirmed a welcome letter had been sent to the new owners. Allie suggested owners needed to receive information about the HOA insurance policies so owners could make sure they had the correct coverage for their house. Joe said the insurance agent had provided a letter setting out the HOA policy coverage and Joe agreed to share that letter with the Board.

At 10:10 a.m. John made a motion to adjourn. Claudia seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

Approved by Matt Boisen
President of Wildhorse at Prospect Association, Inc.