

**WILDHORSE AT PROSPECT ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES FROM APRIL 26, 2023**  
**VIA ZOOM**

Present:                   John Low  
                              Chris Cappy  
                              Allie Pugh  
                              Matt Boisen  
                              Laura Holdych  
                              Joe Robinson, Toad Property Management

The meeting was called to order at 10:02 a.m. and a quorum confirmed with all Board members participating.

Chris made a motion to approve the minutes of the January 24, 2023 meeting. Matt seconded the motion and it was unanimously approved.

Prior to the meeting Joe circulated a quarterly financial report which displayed several line items unfavorable to budget, especially snow removal. Joe explained a check of approximately \$17,500 had been received from Johnson Brothers in April and that was not displayed on the financial report. Frequent snow storms of more than 6 inches and roof snow removal twice during the winter had significantly increased the snow removal expenses and exceeded the budget. Concern was expressed that snow removal expenses continually increased and Chris explained care had been taken, during a big snow year, to keep expenses as low as possible and for Josh Jackson's crew to work as efficiently as possible. Chris said some houses required more attention than others due to wind direction and ice build up and it was essential those issues were promptly addressed to avoid possible damage to those homes.

Chris said, in his opinion, Josh Jackson had performed a good job during a very difficult snow year. Chris and Joe agreed to ask Josh Jackson to confirm and lock in snow removal rates for 2023/2024 as well as recommending budget figures and scope of work for future years. Rates for other contractors in the valley had been reviewed and the rates charged by Josh Jackson were in line with other contractors.

Joe explained it had been necessary during the winter to transfer money from the Reserve Account to the Operating Account to cover snow removal expenses. Joe said the Reserve Account was down to approximately \$10,000 after the transfers. Chris said gas meters at some or all homes needed to be protected from the snow build up and Matt said he would follow up with Atmos for recommendations to protect the meters. Chris explained funds would need to be available for that work to be performed prior to the winter.

After a long discussion Chris made a motion for a \$2,750 special assessment, per unit, to cover the budget deficit due to the higher than anticipated snowfall. Allie seconded the motion and it was unanimously approved. John said he would draft a letter to owners and the letter and invoice would be distributed to owners by May 15<sup>th</sup> and payable within 30 days.

Chris explained two new houses had been built with metal roofs and the snow did not slide off the standing seam metal roofs during most of the winter. It was agreed more research regarding metal roofs needed to be carried out prior to the annual meeting.

John said changes in personnel at the Town of Mt. Crested Butte had delayed the reclassification of the two lots. John explained a replat was now necessary to obtain the Town approval for the reclassification and once that was completed the Association would begin to save money on the property taxes for those two lots. Legal costs would be higher than anticipated.

John explained according to the existing IGA there was no on-street parking permitted within Wildhorse which would also apply to owners wishing to park close to the ski lifts during the day. Joe said Wildhorse parking would be on the Agenda for the RMD2 May meeting but the IGA was an agreement signed by RMD1. Allie said parking had generally not been a problem during the Winter. It was suggested not to take any action at the present time and alert owners that they would be parking at their own risk and could receive a parking ticket if the police were in the neighborhood.

John said Jacob at Law of the Rockies had revised policies in accordance with State legislation. The Board could adopt those policies and the State was very specific and detailed on the new regulations. Chris made a motion to adopt the policies updated in accordance with HB22-1137. Allie seconded the motion and it was unanimously approved.

Chris said Visionary Broadband had suggested a maintenance contract for the underground lines and there would be more discussion in May. Chris said Electronic Solutions and King Systems would also be providing pricing and new products and services were becoming available. Joe confirmed Spectrum had not invoiced since December, 2022 for a line which was no longer in service. Joe said the remaining expenses for the Johnson Brothers to pay would include \$74.56 for one additional month of the two satellite dishes.

At 11:03 a.m. the meeting adjourned.

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Prepared by Rob Harper  
Toad Property Management

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Approved by John Low  
President of Wildhorse at Prospect Association, Inc.