

**WILDHORSE AT PROSPECT ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES FROM JUNE 25, 2025**  
**VIA ZOOM**

Present:                John Low  
                             Allie Pugh  
                             Matt Boisen  
                             Claudia Helguaro  
                             Chris Cappy  
                             Dorothee Heisenberg  
                             Shelby Carter  
                             David Higgins  
                             G. Wells  
                             Werner Baumgarten  
                             Rob Harper, Toad Property Management  
                             Jesse Drees, Toad Property Management

Matt called the meeting to order at 10:05 a.m. and Rob confirmed a quorum.

Rob introduced Jesse Drees, a new employee at Toad. Jesse encouraged the Board to reach out to him at the Toad office if he could be of assistance.

John made a motion to approve the minutes of the May 1, 2025 meeting as presented. Allie seconded the motion and it was unanimously approved.

Prior to the meeting a draft Budget had been circulated to the Board. Matt explained owners were now responsible for insurance coverage of individual homes. The removal of that large expense allowed the Association to reduce dues. Prior year actual expenses had been reviewed and considered during the drafting of the Budget. A change of internet service provider would hopefully improve service as well as reducing the cost. Snow Removal was under budget for the year.

Rob explained the Association had approximately \$371,000 in the Bank. Some of that money would be used for scheduled maintenance. The Merrill Lynch account had approximately \$109,000.

Rob said Turner had replaced the irrigation water meter which had not been functioning. It was unknown at this time if that would result in increased water expenses. Mt. Crested Butte Water & Sanitation District had significantly increased water rates. Allie explained owners paid a base rate for water consumption and prices increased by a tier system based on water usage. Rob suggested leaving the Budget as presented until more information was available on irrigation water usage and cost.

Once approved the Budget would be circulated to all owners with the annual meeting documents. The Budget reduced dues by approximately \$2,000 per unit. If there were no unforeseen expenses approximately \$9,000 would be added to the Reserve at the end of the year.

Allie said some areas at the side of the roads had been damaged by the snow plows. Rob confirmed the landscaping crew would work on those areas and add seed. Matt said Recla Metal would be manufacturing a sleeve to prevent future damage to a culvert. The cost would be approximately \$200.

Allie expressed concern about the irrigation system at the two new homes as the system might result in increased expenses for the Association in the future. A deposit of \$5,000 from the Developer was still being held by the Association. Rob agreed to follow up with Turner and obtain an estimate to make upgrades to the irrigation system for those two new homes.

Chris said the Developer did not have plans to commence construction of new homes at this time.

John made a motion to approve the 2025/2026 Budget as presented. Chris seconded the motion and it was unanimously approved.

Rob agreed to send the detailed financial report to Claudia for review prior to sending to all owners with the annual meeting documents.

Allie explained the Association had budgeted \$62,000 for insurance in 2024/2025 but as the insurance had been cancelled and owners started paying their own insurance the Association had only spent \$24,000. There would be a discussion at the annual meeting to decide how that money would be credited or returned to owners.

The annual meeting was scheduled for July 25, 2025 with the social event on July 26, 2025. Allie said there were currently no volunteers to help with the social event and Rob agreed to send out another flyer to all owners.

Werner said he had found a drone next to his house. Allie said she would call Axtel Mountain Construction to find out if they were missing a drone. It was generally agreed Axtel Mountain Construction had done a good job on several roofs and would be working on more. Lallier Roofing were also working on some roofs in the neighborhood.

Matt said the best product on the market was being used on the staining of homes. Some homes required more stain due to weather and the aspect. The contractor tried to give notice to owners at least a week in advance. Staining the decks was a challenge and changing to Trex or a similar product should be considered in the future. Matt said he would be changing his railings to metal in the future.

Matt and John said they were willing to continue on the Board for an additional term.

At 10:46 a.m. John made a motion to adjourn the meeting. Matt seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management

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