

WILDHORSE AT PROSPECT ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES FROM JULY 26, 2024
VIA ZOOM

Present: John Low
 Allie Pugh
 Matt Boisen
 Claudia Helguaro
 Chris Cappy
 Kezia Bechard, Toad Property Management

Matt called the meeting to order at 8:40 a.m. and confirmed a quorum.

John explained the purpose of the meeting was to discuss the June financial report and prepare for the annual meeting. Claudia asked that the financial report be amended to separate cable and internet expenses. Claudia agreed she would present the financial information at the annual meeting.

It was agreed the timing of expenses and the annual meeting made it difficult to anticipate annual expenses. John said once the final quarter dues were paid it appeared the Association would be under Budget. It was agreed Toad would confirm if landscaping expenses for June included the hours for Turner as it had been necessary for him to spend considerable time repairing the irrigation system.

Chris said he would confirm upcoming sales of two units with the Johnson Brothers. Two additional units might be paying dues within the next quarter and Chris would have an update by the annual meeting.

Claudia made a proposal to reduce the proposed dues increase by \$35 making dues \$2,500 per quarter, per unit.

At the annual meeting a possible TV survey would be discussed under New Business. Rob Harper had drafted a short survey and it could be sent out after the annual meeting. Claudia agreed to obtain information from Dish on exactly what level of service and channels were included in the current cost.

Chris said they had been working with Mercury Media on the Wildhorse website. Chris asked the Board to review the website and provide comment to Andrea. Information would be presented at the annual meeting. Chris said the new website was easy to work with and Andrea would be willing to continue to post information on the website.

Chris and Allie had been researching roof replacement and making the change from cedar shake to metal to reduce the potential fire danger and insurance rates. It was agreed the topic could be discussed at the annual meeting so that owners would be able to consider and start to prepare as

the cost would be approximately \$80,000 to \$90,000 per home. Chris and Allie would present the information at the annual meeting.

Matt explained he was working with two suppliers who claimed they had a stain product which would be compatible with the existing exterior stain. Matt said he was performing tests on wood samples to determine the quality of the product. Concern was expressed about homes being stained at different times as the work had always been a community project despite owners being responsible for the cost. Matt said the staining in the community would happen in 2025 and the cost was anticipated to be much higher than the prior staining projects.

At the annual meeting Chris would talk about the internet and introduce the internet providers.

At the meeting Allie would talk about the new owner's packet and highlight some key points. Kezia agreed to have 25 copies made of the owner's packet for the annual meeting.

Kezia explained Turner had been paid for the turning on of the irrigation in June. Turner anticipated \$5,000 to \$6,000 as the total bill by the end of the season.

Chris confirmed the annual meeting would be in one of the upstairs meeting rooms at The Center for The Arts. Claudia confirmed the arrangements for the social event after the meeting and said the social event would be held on the Peterson's driveway. Allie had sent an email outlining the social event tasks for board members.

Kezia said the Town of Mt. Crested Butte had requested the replacement of speed limit signs in Prospect and Wildhorse. Kezia confirmed the cost would be paid from grant funds available to RMD2. Kezia said she had met with Brian Pugh and identified two yellow 15 mph signs which needed to be replaced. It was agreed the two yellow 15 mph signs would be replaced and new wooden posts used to match other speed limit signs in Prospect.

A damaged no parking sign at the end of Palomino needed to be removed. Allie said additional signage in Wildhorse required repair. Kezia agreed to schedule the signage work.

At 9:45 a.m. John made a motion to adjourn the meeting. Allie 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.