

**WILDHORSE AT PROSPECT ASSOCIATION, INC.  
ANNUAL HOMEOWNERS MEETING  
MINUTES FROM JULY 31, 2023  
QUEEN OF ALL SAINTS MEETING ROOM  
401 SOPRIS AVENUE, CRESTED BUTTE**

**Call to Order**

John Low, welcomed everyone to the Wildhorse annual meeting and called the meeting to order at 9:00 am.

**Proof of Notice**

Proof of Notice was mailed to owners on July 7th, 2023. Joe Robinson confirmed there was a quorum.

**Minutes of Prior Meeting**

A motion was made to approve the minutes of the August 1, 2022 meeting. The motion received a second and was unanimously approved.

**Attendance**

Patricia Bartell	41 Wildhorse Trail
Christine Theroux	25 Wildhorse Trail
Werner & Betty Baumgartner	15 Wildhorse Trail
Tracy Boyer	39 Wildhorse Trail
Eric Burns	19 Wildhorse Trail (by Zoom)
Chris Cappy	29 Wildhorse Trail
Matt Boisen	31 Wildhorse Trail
Holly & PJ Stevens	17 Wildhorse Trail
Shelby & Elizabeth Carter	26 Appaloosa Road (by Zoom)
Claudia Helguero	20 Appaloosa Road
Bruce Kelley	20 Appaloosa Road
Steve & Laura Holdych	14 Appaloosa Road
Michael Kelley	27 Wildhorse Trail
John & Rhonda Low	33 Wildhorse Trail
Christian Petersen	30 Appaloosa Road
Brian & Allie Pugh	35 Wildhorse Trail
Victor & Shelley Wisner	7 Stetson Drive
Jody Zatorski	29 Appaloosa Road (by Zoom)
Dorothee Heisenberg	5 Stetson Drive (by Zoom)
Mark & Becky Joye	16 Appaloosa Road
Marcy Trent Long	9 Stetson Drive
Daryn & Amy Eudaly	22 Appaloosa Road (pending owners)

**Proxies**

Martha Vang	37 Wildhorse Trail (John Low)
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Jim & Sandra Wickham  
Eric Facy  
Scott Sutton  
Luis Arango/Sanda Petrocchi

42 Wildhorse Trail (John Low)  
40 Wildhorse Trail (John Low)  
27 Appaloosa Road (Claudia Helguero)  
1 Stetson Drive (Claudia Helguero)

**Management Company Present**

Joe Robinson

Toad Property Management

**Others Present**

Josh Jackson

Elite Property Management

**Report of Officers**

John Low explained there had been delays on the replat of the vacant lots on Appaloosa but it was moving ahead and by 2024 the Association would not be paying taxes on the vacant lots.

Matt Boisen explained the exterior staining was holding up well except for wooden decks and log railings. Matt said Sherwin Williams had changed the formula for the stain and the new stain was not compatible with the oil-based stain previously used. Synthetic stains would be researched for the future. Matt advised owners considering any work on decks to use Trex and said the use of metal railings, instead of the original logs, was preferred, with prior approval from the Architectural Control Committee. Matt said 33 Wildhorse had changed railings to metal and replaced decking and it looked great as well as being low maintenance. Matt said he would continue to research options for the logs. The earliest the exterior staining would be necessary would be 2024 but Matt would continue to monitor logs as the existing stain might last longer.

Chris Cappy explained metal had been used on the roofs of the newer construction within Wildhorse. Chris said he had received a quote of \$65,000 to \$75,000 to replace the cedar shakes on a home with metal roofing. Inspections of the roofs had confirmed the cedar shakes were functional and probably would remain functional for several more years. The Board would continue to discuss the matter.

John Low explained Reserve Metro District 2 (RMD2) was responsible for the roads within Wildhorse and Prospect. Due to parking problems on the Prospect roads RMD2 had approached the Town of Mt. Crested Butte to enforce parking restrictions on the roads within Wildhorse and Prospect. John explained this was a problem for Wildhorse owners who parked on Palamino to have easier access to the Gold Link lift. John said owners could continue to park there but owners needed to understand they might be subject to a parking ticket if a Mt. Crested Butte police officer happened to be in the neighborhood even if the Wildhorse tag was displayed. John explained Mt. Crested Butte would not allow a gate to be erected at the entrance to Wildhorse and the free parking across the road from the Wildhorse entrance was no longer available. Opting out of RMD2 was not an option and it was stressed owners parking should continue to display a Wildhorse tag so Toad and other owners would know the vehicle belonged to a Wildhorse owner.

John Low said Carlos Velado of the Town of Mt. Crested Butte confirmed settlement had been reached with the developer of the 22 units in Prospect at Homestead. The Town of Mt. Crested Butte would have to demolish three structures and some foundations and bids had gone out for a contractor to build the 22 units. Possible completion by 2024 was a target but unlikely to happen that quickly. The Town of Mt. Crested Butte would move forward with demolition without a contractor for the rebuild.

Chris Cappy said the Mt. Crested Butte Water & Sanitation District project which started at the same time as the 22 residential units had gone well. The project was completed in a timely manner, below budget and the new building was functioning.

John Low said the Town of Mt. Crested Butte approval process for Upper Prospect, North Village and at the base of Gold Link were all on hold at the present time. John explained there was a lot of residential construction happening in Prospect.

Concern was expressed about very bright lights coming from the Vail Snowcat shed and other structures in that area. A complaint to the Town of Mt. Crested Butte had not resulted in a change to the lighting but it was generally agreed the lights were very bright and efforts would continue to have the lights changed or shielded.

Chris Cappy explained there were issues between the developer, the Johnson Brothers, of the new homes and David Gross, the contractor. Chris said the homes should have been finished a year ago and the delay was causing problems for Wildhorse owners and there was at least another year of construction. Chris explained the Johnson Brothers would not be working with David Gross on future projects. Chris said irrigation and internet had been disrupted by the new construction and Chris said other options were being considered. Allie Pugh said invoices had been sent to the Johnson Brothers for all the additional expenses incurred by Wildhorse because of the new construction and Joe Robinson confirmed those invoices had been paid.

Joe Robinson thanked the Board for their work during the year. Joe introduced himself and said work on the irrigation system was underway. Joe explained Spring Creek Landscaping and Toad, mainly Turner Petersen, had been working on the irrigation. Damage to the irrigation by the Telco Shed had required significant work and Spring Creek were finishing up on the re-wiring of some of the irrigation lines. Turner had been manually turning on the irrigation for some areas as Spring Creek had not been able to get to the re-wiring project as promptly as hoped. Some areas of landscaping were compromised but efforts would be made to restore those areas as completion of the irrigation repairs should happen in the next few days. Joe confirmed Spring Creek would also be investigating a pressure problem in some parts of the Wildhorse irrigation system. If owners had questions or concerns about irrigation they should contact Joe, either a work order via AppFolio or via email, and he would schedule the work.

John Low explained Mt. Crested Butte Water & Sanitation District considered all of the homes within Wildhorse to be one account for irrigation and that meant watering had to happen within a very limited time period. Joe Robinson said the Wildhorse irrigation was a very complex system and Toad continued to look at options to improve the reliability and have all areas adequately irrigated. Joe explained updates would be sent to owners by email.

Joe Robinson said internet options continued to be researched.

John Low thanked Joe Robinson for his work.

Chris Cappy explained the 2023/2024 Budget included a 12.2% increase in dues. Chris said \$60,000 had been budgeted for snow removal in the 2022/2023 Winter but actual expenses had been \$155,000 due to a big snow year. It had been possible to pay the snow removal invoices during the Winter from Reserves and Chris said it was essential for the Association to recover those costs by special assessments and adjust the 2023/2024 Budget to \$100,000 for snow removal. Chris Cappy said Josh Jackson had

been clearing snow in Wildhorse for multiple years and had a good understanding of the needs for the area. Chris explained a machine was kept at one of the Wildhorse homes to allow Josh and his crew to respond promptly. Josh Jackson would be joining the meeting to answer questions.

John Low explained the Association was responsible for snow removal on driveways and walkways to the front door of homes and for roof snow removal. RMD2 was responsible for snow removal on the roads. Joe Robinson said Wildhorse had priority for snow removal as the machine was stored at Wildhorse and Joe explained the rates charged by Josh Jackson were in line with other contractors in the valley. As the house currently being used to store the machine might be sold a new location for storage of the machine needed to be considered. Josh was a great tenant and other owners were encouraged to consider entering into a lease with the Association to house the machine.

Werner Baumgartner made a motion to approve the 2023/2024 Budget as presented. The motion received a second and was unanimously approved.

Josh Jackson introduced himself. Josh explained Wildhorse was exposed to blowing snow due to the wind at 9,600 feet and due to the angle of homes there were different conditions for each home. Josh explained the driveways were plowed at 4 inches but approaching weather conditions, blowing snow, potential ice build-up sometimes meant that it was beneficial to plow when it was slightly less than 4 inches. Josh said a report had been prepared explaining the needs of specific driveways and different areas within Wildhorse and how Josh and his crew of shovelers dealt with snow removal.

Josh explained snow removal on the roofs usually started when there was approximately 3 feet of snow on the roof. Priority had to be given to specific homes, which Josh identified, due to snow build-up on all or part of a roof, or a roof slide which might cause damage to gas meters, etc. Care had to be taken not to damage decks and deck railings as the snow was removed from the roofs.

Josh was thanked for his work especially during the recent Winter when there had been significant snowfall and asked what difference it would make for snow removal to change a roof from cedar shakes to metal. Josh said metal would still retain snow in a similar way to cedar shakes and there would continue to be some problem areas, such as valleys. The method to remove the snow would be the same and metal might slide a little easier although there was not a big difference between metal and cedar shakes.

Josh explained he had been clearing snow in Wildhorse since 2006 and the addition of roof anchors in recent years had been a great help. Josh said his crew had plenty of work in addition to Wildhorse and the crew worked efficiently and hard to complete all the tasks in a timely and safe manner and then move onto the next project. Josh explained his crew had been with him for several years and he was in the fortunate position to be able to work with a small crew during the low snow years and then call on the same people when he needed to expand the crew during the big storms.

Josh said owners could text him if the owner had a deadline to get to the airport or owners could let him know when homes were occupied and he would do his best to adjust the priorities on particular days. Josh explained vehicles parked in the driveway did make it difficult and it was essential to be able to blow snow between buildings as snow storage in Wildhorse was limited. If vehicles were parked in the garage Josh said he did not have to worry about damaging a vehicle and the snow removal process could go much smoother and quicker. Matt Boisen suggested owners watch the weather and during the big storms make efforts to move vehicles so that snow removal could be performed.

Josh thanked Victor & Shelley Wisner for leasing him space in their garage and said it made a tremendous difference having the machine stored in the area and allowed him to provide a good and prompt service. Josh asked owners to think about leasing a garage space to him, or an alternative parking structure, once the Wisner's sold their home next Summer. Vic Wisner said it had been a great experience to lease the space to Josh Jackson and beneficial to everyone. Josh said machine storage just for the Winter months would also be beneficial.

Josh said snow was removed down to concrete on the driveways so there would not be a build up of snow. Some owners in the valley had some snow left on the driveway which reduced the cost but owners would notice a difference with snowpack on their driveway. Josh explained to keep the entire walkway clear of snow it was necessary to remove snow a little bit more on either side of the walkway. Josh asked owners to keep landscaping/irrigation or children's toys away from the edge of the walkway. Children's toys or equipment should not be left in the driveway as those items could be buried by snow by the morning and significant damage could be caused to the machine which would disrupt snow removal for everyone at Wildhorse.

Josh said snow was also removed away from fire hydrants. Josh explained a small shed roof over a gas meter would make the meter a little safer.

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

Joe Robinson explained John Low and Matt Boisen had volunteered to continue on the Board for an additional two-year term and no additional names were put forward. Victor Wisner made a motion to appoint John Low and Matt Boisen to the Board for an additional two-year term. Werner Baumgartner seconded the motion and it was unanimously approved.

Joe said Laura Holdych would be resigning from the Board and Claudia Helguero had volunteered to complete the remaining one year of the term. Werner Baumgartner made a motion to appoint Claudi Helguero to the Board for one year. Victor Wisner seconded the motion and it was unanimously approved. John Low encouraged Board members to join the Board in the future especially as long serving Board members stepped down.

The next meeting would be August 5, 2024. John Low thanked people who had assisted with the 2023 social event prior to the annual meeting and John encouraged owners to assist with the 2024 social event.

At 10:48 a.m. a motion was made to adjourn the meeting. The motion received a second and was unanimously approved.

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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.