

WILDHORSE AT PROSPECT ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES FROM OCTOBER 27, 2023
VIA ZOOM

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

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

Joe said Visionary had installed underground fiber for internet/telephone on Appaloosa. Joe explained King Systems had been working inside the units and internet, telephone and television should all now be operational. Joe thanked Chris Cappy for all the work he had put in to bring the contractors in. The invoices would be received by the Association and reimbursed by the Johnson Brothers. Joe confirmed the extensive irrigation repairs had been completed and the cost, approximately \$18,000, reimbursed by the Johnson Brothers. The temporary dishes had been removed and Joe said he would monitor the accounts to make sure those charges had stopped. Joe said he would work with King Systems and the two neighboring units to make sure that those services were all operational.

Joe confirmed the irrigation system had been blown out and the irrigation system would be thoroughly checked as part of the restart in the Spring. Claudia said she did not think the irrigation system had operated correctly at her unit.

Joe explained HVM Systems had provided a bid for inspecting smoke/CO detectors. Joe said some owners might have been changing batteries in smoke detectors and maybe scheduling inspections and John confirmed the Association had engaged HVM in the past for periodic checks. John said HVM had inspected the fire suppression Alarm system in each house in the Summer at a cost of \$4,598. Joe confirmed a monthly monitoring fee of \$998 was paid to HVM and Western Slope had completed an inspection of the irrigation backflow preventer in June for a fee of \$150. After discussion it was agreed the Association would continue to pay for the fire suppression Alarm system inspection and individual owners would be responsible for changing batteries and/or servicing for individual smoke detectors. Matt said he recommended the plugin smoke/CO detectors which worked well and did not require changing of batteries. The welcome packet needed to be updated to reflect the owner responsibility for changing batteries in smoke detectors and could also provide detail of the plugin detectors.

Allie said cows had moved through the neighborhood and Joe confirmed the Toad crew were responding and the rancher had been called. Joe said it appeared the fence break was higher up in Prospect and the labor cost would probably be an RMD2 expense.

Joe said one of the two Johnson Brothers new homes was scheduled to close but the house was not completed yet. Allie said some construction equipment had been delivered to Homestead

and Allie said she thought demolition of the uncompleted units within Homestead was scheduled to start soon according to the newspaper.

John said the very bright lights from the neighboring utility buildings had been adjusted and one owner had said it had been an improvement.

Claudia asked if snow storage could be amended so that there was not such a large pile directly in front of her unit to provide parking spaces in the common areas. Joe agreed to contact Lacy Construction to discuss snow storage and also put Claudia in contact with Josh at Elite Property Management.

Joe said a financial report would be circulated to the Board.

At 9:55 a.m. John made a motion to adjourn the meeting. Matt 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.