

WILDHORSE AT PROSPECT ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES FROM MAY 6, 2024
VIA ZOOM

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

Matt called the meeting to order at 10:03 a.m. and confirmed a quorum.

Joe said prior to the meeting several internet proposals had been circulated to the Board for review. Chris gave an update on the proposals and said it would also be necessary to hire Electronic Solutions to support the new internet provider for a short period of time. The proposal from Xstream Internet appeared to be the stronger of the proposals but more research was necessary. A final decision would be made in a few days. Voice Over Internet Phones (VOIP) lines would continue as a back up. Current use of the tower would be confirmed in the next week and discussions would be started with any entities using the tower if necessary.

The DISH service could be discussed at the annual meeting as there might be an opportunity for additional savings.

Chris was thanked for the time and effort researching internet opportunities.

After a long discussion it was agreed Joe would draft a document for the website with examples of acceptable metal railings. The use of metal needed to be consistent throughout the community and the most recent homes constructed within Wildhorse would be used as an example. The 2022 railings installed on another home within Wildhorse had been approved by the Board and the powder coated finish did not appear significantly different from the plain steel with a patina.

Joe confirmed Turner Peterson would be available to work on the irrigation system to make repairs. It was generally agreed a long term solution needed to be found for the boxes damaged by the snow plows. Tyler of Spring Creek Irrigation needed to be consulted as he had extensive knowledge of the irrigation repairs. Snow poles needed to be installed prior to the Winter to identify the irrigation boxes. Joe agreed to ask Turner and Tyler for an estimate of the irrigation repair costs to get the system operational in the Spring.

Concern was expressed that the insurance deductible was now \$25,000 but the governing documents referenced a \$10,000 deductible. John said he would review the governing documents regarding insurance coverage and report back to the Board. It was agreed to discuss at the next meeting.

Chris said a couple of owners might be willing to enter into a lease of garage space for the snow removal equipment. It would be discussed at the annual meeting.

Matt said the current Sherwin Williams product was not compatible with the existing stain on the buildings and Matt would continue to research.

Joe confirmed 10 and 12 Appaloosa would be completed in the near future and 12 Appaloosa had requested internet service to be provided. The Johnson Brothers would not be building any additional homes in 2024. Joe agreed to reach out to the internet provider, Visionary, and find out how quickly 12 Appaloosa could be connected. Sale of the new homes would trigger the charging of regular dues. Joe agreed to reach out to the builder requesting a clean up around the job site as the snow melted.

Joe explained he would be leaving Toad and Crested Butte in mid-May to take up a new employment opportunity. Rob would update the Board on a replacement.

Chris said he would be leaving the Board and Andrea would be working with a web designer to improve and update the Association website so the website maintenance could be turned over to somebody else.

At 11:06 a.m. John made a motion to adjourn. Chris 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.