

WILDHORSE AT PROSPECT ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES FROM JUNE 26, 2023
VIA ZOOM

Present: John Low
 Allie Pugh
 Matt Boisen
 Laura Holdych
 Joe Robinson, Toad Property Management

The meeting was called to order at 9:02 a.m. and a quorum confirmed.

Prior to the meeting a draft Budget had been circulated to the Board to review. Joe explained Josh Jackson would be increasing snow removal costs for the 2023/2024 Winter and dues had been increased for the new Budget. Expenses in the Budget had been based on actual expenses and it would result in a 22% increase in dues.

Concern was expressed about the cost of the snow removal and the timing of the work performed. Allie said owners might have concerns about the large increase in dues, as dues had also been increased in the prior year. John explained Josh Jackson would attend the annual meeting and explain the snow removal performed at Wildhorse. Joe said he had met with Josh Jackson, together with Chris, to specifically discuss the strategy to the snow removal. Josh had performed the work for several years and had a good understanding of the areas which required more attention than other areas.

The management fee had been increased by 4% in the new Budget. John said he expected legal expenses to be lower during the next year and the Budget line item could be adjusted to \$5,000. Annual meeting expenses were low and it was generally agreed having the social gathering was important. The line item for the Annual Meeting and social gathering was adjusted to \$1,000. Allie suggested reaching out to owners for volunteers to work on a committee organizing the social event. John said property taxes would need to be paid for 2023 and then the taxes would stop.

It was agreed the Repair and Maintenance line item could be adjusted to \$14,000. Allie said window cleaning had been performed but due to lots of rain the windows were not looking clean. It was suggested window cleaning be performed in late June in the future.

Joe said landscaping was underway to get the irrigation system repaired. The repairs were extensive due to the heavy snow. Concern was expressed about irrigation lines to the hanging baskets and it was suggested that should be an individual owner expense. Allie said it was her understanding that the HOA paid for the irrigation to a hanging basket at the front of a house but any irrigation added to the year of a house was an individual owner expense.

Joe explained Tyler of Spring Creek Landscaping needed to complete some wiring before irrigation was restored for all areas in Wildhorse. Joe said it was hoped the work would be

completed by July 4th. Joe agreed to email owners with an update on the irrigation system and the watering schedule. It was agreed \$17,000 would be sufficient in the Budget for landscaping.

Utility rates had increased and the Budget reflected the actual expenses for the prior year. Joe explained a lot of expenses were included in the HOA expenses, including insurance. John said two new houses might be added in the next year, making it 36 dues paying homes in the neighborhood. John said several utility expenses, including cable and internet, were being reimbursed by the builder of the two new homes. Joe confirmed he had reached out to owners who had not yet paid the special assessment.

John said he would be meeting with Carlos at the Town of Mt. Crested Butte to discuss on-street parking.

After a long discussion Matt made a motion to approve a 2023/2024 Budget with a not to exceed dues increase of 13%. Laura seconded the motion and it was unanimously approved.

At 9:53 a.m. Matt made a motion to adjourn the meeting. Laura seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

Approved by John Low
President of Wildhorse at Prospect Association, Inc.