

BUTTE PASTURE ASSOCIATION, INC.

**MINUTES OF THE NINETH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING**

SEPTEMBER 4, 2013 – 5:00 P.M.

**318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO**

The meeting was called to order at 5:05 pm. No proxies had been received prior to the meeting, two lots participated by phone and three lots were present at the meeting. Gordon and Angela Reeves of Toad Property Management, manager of the Association, were also present. Angela Reeves announced the meeting had a quorum and said notice of the meeting had been mailed on August 17, 2013.

Doug Haack made a motion to approve the July 30, 2012 minutes as distributed. Jim Willis seconded the motion and it was unanimously approved.

Angela Reeves said all expenses were under budget and there was approximately \$15,000 in the bank account. Angela said the draft 2013/14 budget had similar operating expenses as the previous year and asked if owners wanted to spend additional funds on road maintenance and the front entrance. After discussion it was agreed a quote would be obtained for paving one lane of Wapiti Lane and Jim Willis said he would work with Laura Wininger to design a front entrance with log uprights and a plasma cut metal sign across the top.

Jim Willis made a motion to approve the draft Operating Budget. Laura Wininger seconded the motion and it was unanimously approved. Estimates for the paving and entrance sign would be distributed to all owners by email.

Bob Stuplich suggested Laura Wininger act as architectural advisor to the Board and the suggestion received unanimous support. Doug Haack made a motion to appoint Bob Stuplich to an additional three year term. Jim Kunes seconded the motion and it was unanimously approved. During discussion it was agreed all owners would be copied on future emails to the Board in preparation for somebody taking over from Bob Stuplich.

Bob Stuplich asked owners to provide him with annual well readings as he would be submitting data in October to the Water Court to demonstrate water usage. Bob confirmed Lot 8 needed to drill and use a well before the Butte Pasture water rights could be changed from conditional to absolute water rights.

Jim Willis said he would like to build a horse shed using a similar design to the one under construction on Lot 1. The request received unanimous approval. Jim said their fence was not correctly located on the lot line according to a survey by Kurt Olson and they

were requesting approval to move the fence back into the correct position and replace the wire with wood. That request also received unanimous approval.

The meeting adjourned at 6:30 pm.

Prepared by Angela H. Reeves