

**BUTTE PASTURE ASSOCIATION, INC.**  
**MINUTES OF THE ANNUAL HOMEOWNERS'**  
**ASSOCIATION MEETING**  
**AUGUST 21, 2024 – 4:00 P.M.**  
**318 ELK AVENUE, CRESTED BUTTE AND VIA ZOOM**

Present:

Jeff Isaac and Laura Wininger  
Frank Sebastian & Mirabai Holland  
Kemble Widmer  
Skip Smith  
Ryo Akasaka  
Erin Dicke, Toad Property Management  
Kat Loughan, Toad Property Management  
Ryan Darby, Toad Property Management

Proxy to Kemble Widmer:

Terri Haack

The meeting was called to order at 4:07 p.m. and Erin confirmed there was a quorum. Notice of the meeting had been sent on August 9, 2024.

The spelling of owner names would be corrected in the prior year minutes. Jeff Isaac made a motion to approve the minutes of the October 4, 2023 meeting. Ryo Akasaka seconded the motion and it was unanimously approved.

Erin said a decision had been made at a prior meeting to open a Money Market account but a motion would be necessary to confirm that. Kat stressed the account would be FDIC approved. Jeff Isaac made a motion to approve the opening of a Money Market account. Kemble Widmer seconded the motion and it was unanimously approved. Kat said there would not be limits on withdrawals and encouraged the Association to determine how much to transfer to the Money Market account. Erin said the Checking account had approximately \$31,000 at the present time.

Erin explained expenses had exceeded income in the 2024 Budget but at the present time expenses had been lower than anticipated. The 2025 Budget had expenses exceeding income by \$4,000. Erin said Lacy Construction had struggled with personnel issues during the Winter and Rob Harper had challenged the hours on some invoices and those invoices had been reduced. Lacy Construction had hired back Aaron during the season and the snow removal service had improved considerably. Erin suggested leaving the snow removal at \$9,000 for the upcoming Budget.

Erin said management fees were increasing by 8% for 2025 and that was a lower increase than many associations would receive.

Jeff Isaac explained augmentation water was an annual expense for water from Meridian Lake. Every six years it would be necessary to pay the large legal expenses to protect water rights.

Kemble Widmer said road grading had not been conducted during the Summer but the lack of grading appeared to be very effective in controlling vehicle speeds. It was generally agreed the road grading would be reviewed in Spring 2025 and Jeff Isaac said it might be necessary to add gravel at that time.

Kemble said less snow poles had been in place which caused problems on low visibility days. Jeff Isaac said in the past most of the snow poles had been placed on the upward side of the road which allowed Lacy Construction to plow without damaging the poles. It was generally agreed that would be tried for the Winter. Erin said Toad would coordinate with the Board on the placement of those poles.

Mirabai Holland made a motion to ratify the 2024/2025 Budget as presented. Kemble Widmer seconded the motion and it was unanimously approved.

Jeff Isaac said after speaking to the neighboring property it did not appear as if Natural Gas would be an option for Butte Pasture.

Jeff explained Lot 8 was still for sale.

Jeff said mailbox keys were available for all owners.

Kemble Widmer said Developers were sometimes willing to provide dirt for berms to reduce traffic noise. Kemble said he would continue to reach out to the Villanuevas who had been considering a similar thing. The Rec Path might help to put a berm in place but it was unsure when that would happen. Kemble said no date was known for the roundabout as part of nearby construction.

Erin explained Mirabai Holland and Kemble Widmer were both willing to continue on the Board. Skip Smith made a motion to appoint Mirabai Holland and Kemble Widmer to the Board with terms expiring in 2026. Jeff Isaac seconded the motion and it was unanimously approved.

Skip Smith said current County regulations would add considerable cost to construction projects. Skip explained the State had introduced regulations regarding Accessory Dwelling Units and State legislation was stronger than the Covenants. Laura Winger said Accessory Dwelling Units might have impacts for the Association regarding water and turning lanes, etc. Kat and Erin said they would continue to review and monitor the State regulations regarding Accessory Dwelling Units. Kat encouraged owners to reach out to her with specific questions about the current legislation and if she didn't have an immediate answer she would research further.

Kemble Widmer expressed concern about the lack of a turn lane at the front entrance. Laura Winger said the turn lane was not a requirement as part of the development of the subdivision. Jeff Isaac suggested sending a message on the CDOT website and Kat provided that website link. If the roundabout, for a nearby project, was built it might be an opportunity to have a turn lane added at the entrance.

The next meeting was scheduled for Wednesday, August 20, 2025 at 4 p.m.

At 5:06 p.m. Kemble Widmer made a motion to adjourn the meeting. Mirabai Holland seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management

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