

**BUTTE PASTURE ASSOCIATION, INC.**  
**MINUTES OF THE ANNUAL HOMEOWNERS'**  
**ASSOCIATION MEETING**  
**OCTOBER 4, 2023 – 10:00 A.M.**  
**318 ELK AVENUE, CRESTED BUTTE AND VIA ZOOM**

Present:

Jeff Isaac and Laura Wininger  
Kimble Wedmer  
Rio Asitaka  
Rob Harper, Toad Property Management  
Kat Loughan, Toad Property Management

Via Zoom:

Skip Smith  
Mindy Sturm for Amy Davidson  
Amy Davidson  
Frank and Mirabei Holland

Proxy to Kimble Wedmer:

Terri Haack

The meeting was called to order at 10:06 a.m. and Rob Harper confirmed there was a quorum.

Jeff Isaac made a motion to approve the minutes of the August 5, 2022 meeting. Kimble Wedmer seconded the motion and it was unanimously approved.

Jeff Isaac explained Jim Willis and Doug Haack had passed away during the past year and Jason Berv had sold his home and Rio Asitaka was the new owner. Jeff said the Association had reserves which would be used if the 2023/2024 Winter season was another big snow year. The Board had decided to keep dues at the current level and use those reserves if necessary.

Rob Harper explained the post office boxes had been installed at the front entrance and signage added.

Jeff Isaac explained it had been necessary in the prior year to update the conditional water rights, a process which occurred every 6 years. Jeff said an extra 7.5 gallons per minute had been acquired for the Association as part of that renewal process.

Mindy Sturm explained Lot 8 owned by Ron and Amy Davidson had been listed for sale.

Rob Harper said the Rec Path between CB South and the Town of Crested Butte was once again being discussed. Jeff Isaac said in the past there had been discussion within the Association of having a single track, for Association use, to Wright Ranch Road and

that might not be necessary if the Town and Crested Butte South added a Rec Path. Jeff explained there was a 25 foot easement adjacent to the right of way which might or might not be utilized as part of the Rec Path. Another possible route might be between CB South and Town, via Buckhorn. Jeff explained he would continue to watch the news to find out which route the County decided to use for the Rec Path. Kimble Wedmer said the cost of the Rec Path would be significant and it was doubtful that the Path would go ahead for a few years. Rob explained a rough estimate had been obtained in the past for a 3 foot wide easement from Butte Pasture (Lots 7 and 8) to Wright Ranch Road and that would be expensive and a small bridge would be required. A more basic trail could also be considered and Dave Ochs of the mountain biking group had indicated grants or assistance might be available for a private trail.

Jeff Isaac said it looked as though Natural Gas went along Wright Ranch Road and if that was the case it might be possible to bring Natural Gas into Butte Pasture without the large expense previously discussed to bring Natural Gas from the Highway. Kimble Wedmer said he was researching an Air Source Heat Pump and once he had more information he would share it with the Association.

Kimble Wedmer said the Brush Creek roundabout proposal might reduce vehicle speeds and the installation of a berm to reduce road noise might not be so important. Mindy Sturm said she had a drawing of the proposed roundabout but it was still necessary to acquire additional land to make it possible and the plans might change. Mindy emailed a copy of the roundabout map.

Rob Harper explained there was approximately \$43,000 in the bank account despite being over budget on snow removal, legal and the installation of the post office boxes. The 2024 Budget kept dues at the current level. It was generally agreed the Association was in good financial shape. In the past year approximately \$46 had been gained in interest and Toad was currently reviewing options with BMO Bank for a Money Market account.

Kimble Wedmer made a motion to ratify the 2024 Budget as presented. Jeff Isaac seconded the motion and it was unanimously approved.

Rob Harper said Jeff Isaac was willing to continue on the Board for an additional 2 year term and no other names had been put forward. Kimble Wedmer made a motion to appoint Jeff Isaac to the Board for an additional 2 year term. Amy Davidson seconded the motion and it was unanimously approved.

Laura Wininger said Mirabei Holland had expressed interest in joining the Board to fill the vacancy created by Jason Berv's sale. Rio Asitaka said he might be interested in joining the Board if nobody else was interested and Jeff Isaac explained the role of a board member. Laura Wininger also said there was a vacancy on the Design Review Board. Frank and Mirabei Holland joined the meeting and Mirabei confirmed she would be interested in joining the Board. Laura Wininger made a motion to appoint Mirabei

Holland to complete the remainder of Jason Berv's term which would expire in 2024. Kimble Wedmer seconded the motion and it was unanimously approved.

Mindy Sturm sent a copy of the map for a proposed roundabout on Brush Creek. It was generally agreed the roundabout might reduce vehicle noise as vehicles would have to slow down for the roundabout. Skip Smith asked if it was worth reaching out to the Department of Transport for the installation of a turning lane. Jeff Isaac said a turning lane might be at the expense of the Association and it might be worth waiting for a decision on the bike path route as that could have an impact on turning into Wapiti Lane. Jeff encouraged owners to complete the questionnaire which was available on the County website.

Skip Smith said he still wanted to build a main house but he did not yet have a start date.

At 10:46 a.m. Jeff Isaac made a motion to adjourn the meeting. Rio Asitaka seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management