

**BUTTE PASTURE ASSOCIATION, INC.**  
**MINUTES OF THE ANNUAL HOMEOWNERS'**  
**ASSOCIATION MEETING**  
**AUGUST 16, 2017 – 2:00 P.M.**  
**318 ELK AVENUE, SUITE 24**  
**CRESTED BUTTE, CO**

Present:

Jeff Isaac and Laura Wininger  
Jim Willis  
Tattie Bailey  
SumayaAbuhaidar  
Rob Harper, Toad Property Management

Phone:

Doug Haack  
Mirabei Holland and Frank Marino  
Skip Smith

The meeting was called to order at 2:01 pm.

Rob said the meeting had a quorum and notice of the meeting had been mailed on July 21, 2017.

Rob said the phrase “Access easement has been terminated” will be deleted from page 2 of the May 16, 2016 minutes and there were no changes to the August 28, 2016 minutes. Jeff made a motion to approve both sets of minutes. Jim seconded the motion and it was unanimously approved.

Laura said any amendment to the Covenants regarding guest houses would require a Land Use Change as well as input from a Water Engineer and Water Attorney regarding sufficient available water and finally ratification by the County. Laura said no money had been spent at the present time on the research and David Leinsdorf had estimated a few thousand each owner to complete any amendment to allow guests houses on some of the lots. Laura explained the amendments to tidy-up the Covenants would require the approval of all owners as well as the County and would cost approximately \$2,000 or less depending on the actual changes.

After discussion it was agreed Laura would approach the County Planning Department and then speak to a Water Attorney about the ability to purchase more water rights for a guest house either as an association or by individuals.

Doug made a motion to spend up to \$2,000 on water research for guest houses. Frank seconded the motion and it was unanimously approved. It was agreed to hold off on all Covenant changes until more information was available on water rights.

Rob said a financial report had been distributed prior to the meeting which included a draft Budget. Rob explained Bob Stuplich would no longer be performing snow removal and that line item had been increased significantly and dues increased.

Jim said he had prepared an alternative budget and after discussion Laura made a motion to approve the alternative budget with a dues increase of \$500 per lot. Doug seconded the motion and it was unanimously approved.

Rob said he had researched expenses in the valley for the past ten years and expenses had increased between 4% and 6% each year. After discussion it was agreed the association would have 5% increases each year in the future.

Jeff said the access easement had not been terminated as closing documents on the sale of Lot 7 had identified a portion of the guest house was built in the access easement and the association, in accordance with County and Fire Department approvals, required access to the pond and hydrant for firefighting. Jeff said vacating one easement and replacing it with a revised easement would be one option and Laura suggested a second, simpler option. Laura explained an attorney could prepare a document acknowledging the guest house was encroaching on the easement and the association was willing to accept other access to the fire hydrant. The agreement would be signed by the association and the owner and allow the removal of the encumbrance on title. It was unanimously agreed that Sumatra would pursue that approach and if it was not a solution they would return to the Board to discuss other options.

Jeff explained Sumaya and Jason had submitted plans for a fence and a shed. It was agreed the fence and shed were approved except for posts or fences in the easement area which would require future discussion. Jeff said he would send an approval letter.

Laura had distributed suggestions for a revised and improved entry sign. After discussion it was agreed Laura and Jim would continue to research signage at the front entrance. Doug made a motion to spend up to \$5,000 on a sign and installation. Samaya seconded the motion and it was unanimously approved.

Rob said daisies had been sprayed with Milestone and also the plants had been pulled at the front entrance and along the road. Rob said Toadflax was more difficult to remove and required stronger chemicals as pulling was not effective. Rob explained the County expected associations and individual owners to remove noxious weeds.

Jim made a motion to appoint Jeff to a 3 year term on the Board. Doug seconded the motion and it was unanimously approved. There were no volunteers to fill the 2 year term vacated by Bob Stuplich.

Doug and Sumaya volunteered to join the Design Review Committee.

Sumaya thanked owners for the welcome to the association and thanked Jeff and Laura for their hard work on behalf of the association.

Jeff made a motion to adjourn at 3:35 pm. Doug seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Inc.