

**BUTTE PASTURE ASSOCIATION, INC.
MINUTES OF THE ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
AUGUST 26, 2020 – 2:00 P.M.
VIA ZOOM**

Present:

Jeff Isaac and Laura Winger
Frank Sebastian and Mirabai Holland
Kemble Widmer
Jason Berv
Tattie Bailey
Skip Smith
Scott Kelley, Toad Property Management
Rob Harper, Toad Property Management

Proxy to Jeff Isaac:

Doug Haack

The meeting was called to order at 2:05 pm and Scott confirmed notice of the meeting had been mailed on July 31, 2020 and there was a quorum.

A motion was made to approve the minutes of the August 26, 2019 meeting. The motion received a second and it was unanimously approved.

Scott explained snow removal was under budget for 2020 and it was generally agreed Lacy Construction had done a good job clearing snow on the road but perhaps the large equipment was not best suited for the driveways as a couple of owners had experienced some damage to retaining walls, etc.

It was generally agreed the road was in good condition and grading would be scheduled for early Spring 2021.

Laura said a potential amendment to the Covenants had been put on hold and discussion would be pushed to a future meeting.

Jeff explained Jason and Kemble had been reaching out to owners regarding modest improvements to the Wapiti to Wright Ranch easement for bicycle use. Jason said the Corp of Engineers would require a bridge over the wetlands and Jason's rough estimate for all the easement work, with volunteer labor, would be approximately \$2,500. Jason explained the easement work would include a small pedestrian size spring loaded gate and the larger existing gate close to the wetlands, which was in bad condition, would need to be replaced. Tattie explained Mike Wright and Red Feather had concerns about the location of the easement, permitted uses on the easement and liability and Wright Ranch wanted to obtain more information and legal advice. Tattie said usage of Wright Ranch Road had increased since Larkspur had installed a playground near the pond and

the increased usage was causing a liability concern. Jason agreed to clarify the simplified proposal for the easement so Tattie could present that information to the neighboring association. Tattie said the Red Feather neighborhood would be adding private road signage and no trespassing signage in an attempt to reduce the unauthorized use of the road. Jason made a motion to set aside \$2,500 in the Budget for 2021 to construct, with volunteer labor, a simple easement for recreational use solely for neighborhood residents and their guests. Kemble explained Jim Willis supported the most recent plan. Jeff said David Leinsdorf, the Association's legal counsel, had said the Board had the authority to spend Association funds on the easement and the Board would be able to approve any costs in excess of the \$2,500. Kemble thanked Jason for the work he had put into getting the discussion to the current point. Jeff seconded the motion for the easement improvement and the motion carried by a majority.

Laura said the entry way was looking bad and a large clean up was necessary. Lack of irrigation restricted what would grow at the front entrance and the current Wapiti Lane sign was difficult to see. Laura shared a new design for a metal sign at the front entrance which could replace all the existing signage. Laura said the earlier design had exceeded the Budget and the new design was simpler but had not yet been priced. The new sign would not include lights but would be reflective with the writing on both sides. Concern was expressed about removing the "private road sign" as the private road, no outlet sign seemed to have been very successful at reducing unauthorized traffic. It was agreed Laura would continue to work on the sign, obtain pricing and Toad agreed to install the new sign. It was also agreed the \$5,000 previously allocated to the front entrance would be applied to the cost of this new signage and Laura said she anticipated the final cost to be under the \$5,000. Rob said Toad would clean up around the front entrance, remove any debris, pull and dispose of the noxious weeds and stain the fence with Superdeck Canyon Brown.

It was agreed to amend the Budget to reflect the \$2,500 for the easement improvement and \$5,000 for the front entrance. Scott said there was \$38,500 in the checking account and it was agreed funds from the checking account would be used for the two projects. A motion was made to approve the 2021 Budget with the amendments. The motion received a second and was approved by a majority.

Scott said Jeff was willing to continue on the Board, no additional names were put forward and Jeff was elected to the Board for an additional three year term.

Jason said the two wells on his property were low and reminded owners to watch out for a Sulphur smell which might indicate a low water level due to drought conditions.

Kemble agreed to research interest in placing a berm along the front of Butte Pasture and the two neighboring properties to reduce travel noise from the highway. Frank said it might be possible to get dirt from the many construction projects underway throughout the valley as that would have significant cost savings.

At 3:05 pm a motion was made to adjourn the meeting. The motion received a second and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

DRAFT