

BUTTE PASTURE ASSOCIATION, INC.
MINUTES OF THE ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
AUGUST 26, 2021 – 4:00 P.M.
VIA ZOOM

Present:

Jeff Isaac and Laura Wininger
Frank and Mirabai Holland
Kemble Widmer
Jason Berv
Jim Willis
Ron Davidson
Jordan Brandenburg, Toad Property Management

The meeting was called to order at 4:02 pm and Jordan confirmed notice of the meeting had been mailed on July 29, 2021 and there was a quorum.

A motion was made to approve the minutes of the August 26, 2020 meeting. Jim Willis said at the 2020 annual meeting he had two unresolved issues with the easement improvement plan. Kemble and Jim agreed the minutes should be corrected to state: Kemble explained Jim Willis supported the most recent plan subject to further review. The motion was amended to reflect the revised wording. The motion received a second and was unanimously approved. Kemble explained he would be preparing a requirements document for the recreational trail to represent opinions of all owners.

Jordan said expenses were under budget for 2021. Jordan explained \$1,700 of road maintenance had been performed by Lacy Construction and snow removal had been under budget due to the light snow year. Fence repair had been performed at the front entrance.

Jordan explained the Board had approved a 2022 Budget and the Budget was similar to 2021. The management fee had increased for 2022 and some money would be transferred to reserve. Jordan said the new sign was ready and would be picked up from Gunnison and the installation cost would be approximately \$500. The Association had approximately \$43,000 in the bank and low snow years had allowed the cash in the bank to increase. Jim said the reserve funds needed to be available to cover the expenses in a big snow year.

Jim made a motion to ratify the 2022 Budget as presented. The motion received a second and was unanimously approved.

Jeff explained his original well had been drilled to 148 feet and the well had been dry twice. Williams Engineering had drilled the well to 200 feet and Jeff said the well was now producing 12 gallons per minute. Jim said his recent well had been drilled to 122 feet and production was recorded at 15 gallons per minute and the water quality was

good. Jason said Riverland had experienced dry wells during the Spring and Jason said he had noticed the surface water to fill the pond was no longer available from early June to mid September. It was agreed to discuss water quality and wells at each annual meeting as the sharing of information was very useful.

Some damage had occurred during snow removal and some lot improvements might be within the 80 foot wide road easement. Jordan said a request had been made to meet with Lacy Construction to discuss the damage and also to discuss future snow removal needs. Jason said he had met with Martin of Lacy Construction in 2020, prior to the start of winter, to identify areas of concern on his lot and the meeting had been beneficial. It was agreed it would be beneficial to discuss snow removal directly with Lacy Construction and receive input on where to place snow poles to make it easier for the plow driver. Jim suggested marking the ends of all culverts with snow poles to help the driver. Jason said several different contractors cleared snow on driveways in Butte Pasture and there might be cost savings if the same contractor plowed all driveways. Jason said despite the last few years being reasonably light snow years he had still needed to perform snow removal along the road in between the times Lacy Construction performed the snow removal. Jason explained he had not charged for his time and asked if, going forward, he could be reimbursed for his snow removal time. Jason said he only plowed when necessary on an emergency basis or Lacy Construction could be called out if the road was not passable. The benefit to the association was acknowledged and it was agreed to discuss further to come up with something that was fair and also addressed liability concerns.

Kemble asked if there was interest in exploring alternative options for snow removal as one contractor had expressed interest in snowblowing the road in addition to some of the driveways he already cleared. Lacy Construction plowed using the large machine which took approximately 30 minutes to plow the entire road. Using a Bobcat with a blower attachment would take much longer but might not cause as much damage as the larger machine. Comparing apples to apples would be difficult and time consuming and it was necessary to retain the same level of service. Jordan agreed to send Kemble a copy of the Lacy Construction snow removal contract and also reach out to Alex Mundy to find out exactly what equipment and capability his company had. Kemble would review his findings and go back to the Board if it seemed necessary to make a change in snow removal contractor. Jordan agreed to research and suggest an additional snow removal contractor with the larger equipment.

Fixing the damaged culverts would be completed prior to winter, either as a Lacy Construction expense or an Association expense depending on a review of the snow removal contract.

Jordan said the entrance sign would be installed as soon as possible.

Kemble said work on the recreational trail had been put on hold and if there was sufficient support he would continue work on a requirements document to track individual owner requirements for the improvement of the recreational path. Jim said he was opposed to the proposed location of the bridge required by the Corps of Engineers

but would consider other locations for a bridge within the easement. A recreational path along the side of the highway to Crested Butte could not happen without owners between Butte Pasture and the Town agreeing to an easement. Progress on a path from CB South to Town was also not moving forward at the present time due to the difficulty of obtaining the necessary easements.

A highway berm would continue to be reviewed.

Jordan said Jason was willing to continue on the Board for an additional three year term and Tattie Bailey had sold her lot and there was one year remaining on her term. A motion was made to appoint Jason to the Board for an additional three year term. The motion received a second and was unanimously approved. Mirabai and Kemble said they would be willing to join the Board and it was agreed the Board would discuss at their next meeting and appoint someone to complete the remaining year of Tattie's term.

Laura said owners supported the addition of Kemble's solar panels and Jordan agreed to draft an approval letter. Laura said she needed one more response regarding Skip's large addition on his lot and Laura would follow up on that and then an approval letter could be prepared.

Jordan said the Association's governing documents required Director & Officer Insurance. It was agreed Director & Officer insurance should be put in place and Jordan agreed to follow up with the insurance agent.

At 5:19 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