

**HIDDEN RIVER RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 4, 2020 – 9:00 A.M.
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Present:

Tracy Wentz
Melanie Miller
Nick Chirekos
Lauris Gibson
Scott Kelley, Toad Property Management

Scott Kelley called the meeting to order at 9:03 a.m. and confirmed there was a quorum.

It was agreed the pond would be raked as soon as a crew was available and Tracy suggested adding Barley Straw in the future and it was agreed 50 fish would be added. The lining of the pond would once again be patched and 3 additional aerators would be added.

It was agreed Lacy Construction would be asked to grade the main road and all side roads and add one application of Mag Chloride. The grading work would be scheduled for late May. East River Ranches construction traffic and Todd Parker's gravel pit had caused additional damage to the main road and it was agreed to continue to reach out to Peter Dea, the President of East River Ranches Association, to have East River pay more than the usual 50% share of the main road maintenance work.

Tracy said two new speed limit signs would be added. It was agreed snow removal had worked well with Jay performing the snow removal and John assisting with the tractor when necessary. Scott said snow removal expenses were approximately \$14,500 for the season.

Tracy said the grant application had been filed with the County for weed management and the County had agreed to additional funds. Tracy said she had reached out to John Pickering as new types of weeds were appearing and John would once again be hired to spray and provide some additional herbicide for owners wanting to spray on their lots.

It was agreed to continue with the reduced level of mosquito spraying in 2020 as it appeared to be working well.

Additional information about the Davidson Wildlife vole service would be requested together with an estimate of the cost. Davidson Wildlife would continue with the porcupine spraying.

Tracy said the fee paid to Colorado Lands was a stewardship fee and Colorado Lands was attempting to come up with an invoicing process. Scott said 2019 and 2020 had been paid.

It was agreed a letter would be sent reminding owners of the rules and regulations regarding the River Easement and fishing within the Ranch. Tracy explained some of the regulations that needed to be highlighted and said a copy of the letter would be sent to the Board for review before mailing to owners with the annual meeting documents.

Scott agreed to send a financial report and draft 2021 Budget to Nick for review. Scott explained the June 26 annual meeting would be held at the Toad office and Zoom would be available for owners not wanting to attend the meeting in person. Scott said the annual meeting documents would be mailed sometime around the 15th of May.

Tracy and Lauris said they would be willing to have their names on the Ballot and continue on the Board for additional three year terms. Scott explained the term vacated by Rob Green had two years remaining and owners would be encouraged to volunteer to fill that vacancy.

Scott agreed to review the 2017 Collection Policy and suggest modifications if necessary.

Tracy said Doug Washburn would be repairing a section of the perimeter fence and adding wooden fence posts by the end of May.

Action items from the meeting were allocated as follows:

Tracy – prepare letter to owners and coordinate weed control

Lauris – obtain vole information and pricing from Davidson Wildlife

Nick – review 2021 Budget

Mel – order fish, speak to Peter Dea, confirm pond crew and road maintenance

The meeting adjourned at 10:15 a.m.

Submitted by Rob Harper, Toad Property Management, Inc.