

**HIDDEN RIVER RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 25, 2021 – 10:00 A.M.
VIA ZOOM**

Present:

Melanie Miller
Nick Chirekos
Lauris Gibson
Cathy Dea
Matt Kaufmann
Jordan Brandenburg, Toad Property Management

The meeting was called to order at 10:03 a.m. and a quorum confirmed.

Mel explained East River Ranches had offered to pay for road base. Two quotes had been obtained for grading, Lacy Construction and Raymond Ray. As the quotes were similar and Raymond Ray had proposed a “do not exceed” amount the bid from Raymond Ray was accepted and the work completed. Cathy explained only the owners of recent construction projects in East River Ranches were funding the road base.

Construction on one home would be starting and that would increase traffic on the main road and the south road. It was agreed the Budget needed to allow for the road to be graded twice a year and Magnesium Chloride, a cost of approximately \$1,440, added every two years. Snow removal for the 2020/2021 winter season was under budget due to the light snow year.

Jordan agreed to research options to make a speed bump more visible to allow drivers to slow down earlier. Cathy explained some of the East River Ranches owners did not like the speed bump and as the road was a shared easement collaboration between the two associations was necessary. Once construction traffic was reduced the two associations could revisit the need for a speed bump. Jordan agreed to review signage near the speed bump to make signage consistent, attractive as well as visible.

Mel explained pond maintenance had been expensive in 2020 and it was hoped the installation of the aerators would reduce the amount of maintenance. However, future budgets needed to address higher pond maintenance costs every three or four years. Jordan agreed to add line items for Pond Maintenance and Pond Stocking, \$400, on the Budget. Mel agreed to call to have the pond stocked with fish, up to \$400.

Mel agreed to follow up with Tracy Wentz regarding weed control and Gunnison County grants.

Mosquito control would not be conducted during 2021 and Mosquito control would only be added back into the Budget for future years if it was necessary.

Porcupine control would remain the same.

A draft 2022 Budget had been distributed prior to the meeting. Nick said the Reserve Account had approximately \$20,100 and the 2022 Budget would add an additional \$7,883 to the Reserve Account if expenses did not exceed Budget. Matt explained there would be additional water rights expenses in 2023 and Jordan agreed to research and provide information on the process.

Nick suggested keeping dues at the current level, not refunding any unused funds to owners in June and building the Reserve Account to \$40,000 instead of the current cap of \$20,000. This would allow the Association to pay higher snow removal bills during a big snow year or perform road maintenance when necessary and to keep up with increasing expenses. Nick made a motion to increase the Reserve Account cap to \$40,000. Mel seconded the motion and it was unanimously approved.

Mel made a motion to approve the 2022 Budget. Cathy seconded the motion and it was unanimously approved.

It was agreed the annual meeting would be held June 25, 2021 at 5:00 pm via Zoom. Mel said she would remind owners that contractors needed to keep their dogs under control and contained on the job site. Mel suggested amending and updating the governing documents to make them clear, concise and consolidate information. Jordan agreed to research and the information would be presented at the annual meeting.

The meeting adjourned at 10:45 am.

Submitted by Rob Harper, Toad Property Management