

**WILDHORSE AT PROSPECT ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
MINUTES FROM JULY 29, 2016
CHATEAUX CLUBHOUSE, MT. CRESTED BUTTE**

Call to Order

Chris Cappy, President, called the meeting to order at 9:34 am. Chris Cappy welcomed everyone to the meeting.

Proof of Notice

Proof of Notice was mailed to owners on June 13, 2016 and a correction on June 16, 2016.

Owners Present in Person

Chris Cappy	29 Wildhorse Trail
George Parkman	28 Appaloosa Trail
Terry Ewing	35 Wildhorse Trail
Al Simpson	17 Wildhorse Trail
Mike Kelley	27 Wildhorse Trail
Shelley Wisner	7 Stetson Drive
Jamie Lange	4 Appaloosa
Matt Boisen	31 Wildhorse
Wildhorse Homes LLC	20 Appaloosa Trail
Joey Chiaf	22 Appaloosa Road
John Low	33 Wildhorse
Greg Hager and Dorothee Heisenberg	3 Stetson

Owners By Telephone

Eric Facy	40 Wildhorse Trail
Robert Erbrick	5 Stetson Drive
Scott Sutton	27 Appaloosa
Jim McVaugh	11 Stetson

Proxy to Chris Cappy

Jim Wickham	42 Wildhorse Trail
Werner Baumgarten	15 Wildhorse Trail
Scott McPherson	23 Wildhorse Trail

Proxy to Terry Ewing

Mike Madison	39 Wildhorse Trail
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Management Company Present

Rob Harper	Toad Property Management, Inc.
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Guests

Marcus Lock
Robbie Robinson

Association Legal Counsel

Terry Ewing made a motion to approve the July 30, 2015 minutes. George Parkman seconded the motion and it was unanimously approved.

Chris Cappy explained Marty Imbler had sold his house and Terry Ewing had agreed to join the Board and complete Marty's remaining term on the Board. Chris said Joey Chiaf, Robert Erbrick and Matt Boisen were also on the Board.

Chris Cappy said approximately \$60,000 had been spent on landscaping and irrigation in common areas and new trees had been planted and dead trees removed. Chris explained Robbie Robinson had been living in Wildhorse on and off for several years and Robbie had been working through Wildhorse attending to trees and providing TLC to the areas in need.

Robbie Robinson introduced himself and said with the help of Toad Property Management he had mulched 250 trees and cleaned up existing mulch around trees, relocated some irrigation lines and removed Aspen suckers and tree stumps from earlier tree removal. Robbie said he had also focused on improving the appearance of areas with exposed netting which had been installed by the developer to prevent erosion. Robbie explained Rocky Mountain Trees would continue to work on the larger areas and said Rocky Mountain Trees had replaced 20 of the new trees which did not survive the first winter.

Chris Cappy said Rocky Mountain Trees were working on a new proposal for additional Aspen trees and reseeded in the Fall and the project would be funded from the reserve account. Chris reminded owners that trees should not be planted in areas required for snow storage.

Bob Erbrick said he had been reviewing phone, internet and television service in Wildhorse and a handout had been sent prior to the meeting setting out some of his findings.

Bob explained changes in technology meant that moving forward phone and television would all be linked with internet and a higher bandwidth would be required in each home. Bob explained there were multiple options and with a strong internet service owners would be able to select services specific to their requirements. Bob said Internet Colorado had provided figures for increasing bandwidth and HVM had provided information so the daily monitoring of fire alarms could be done by internet and not land lines.

Bob gave his phone number so owners could call him with questions. Chris Cappy said the Board would continue to consider various options and expected to make a decision regarding phone, internet and television within 60 days.

Eric Facy said he liked the direction the research was going but cautioned 5 mb would not be sufficient for television or streaming movies.

Terry Ewing said with the help of John Low they had been reviewing association documents and local regulations for the short or long term rental of Wildhorse homes. Terry explained the Board would be conducting a survey of all owners to determine how many owners wanted to allow short or long term

rentals. Grant Bennett said clarity regarding rentals would assist owners attempting to sell their homes as it was a question frequently asked by potential buyers. Marcus Lock said any rentals must be in compliance with the American Disabilities Act and owners should consider that when making their decision on whether to permit short and long term rentals.

Matt Boisen said it was 5 years since the exterior of Wildhorse homes were last stained. Matt said he had been contacting local painters for bids to stain all homes in the summer of 2017 but contractors were already heavily booked. Matt said he had two additional contractors to contact but said instead of the \$5,000 per home price from 5 years ago owners should be prepared for a \$10,000 per home special assessment. Matt said he would attempt to have figures pulled together by late Fall so owners could prepare. Matt also said the work would take 3 months to complete, starting June 1, and would be on a set schedule and owners would not be able to select a specific time for the work to be done. Matt said all vehicles must be parked in garages during the work as paint spray would be carried by the wind. Matt confirmed duplexes would once again pay the same special assessment as the rest of Wildhorse. Chris Cappy said there was a color chart and final colors would be selected but the Board was presently favoring the red/brown colors and moving away from the orange color used previously.

Matt said he had been inspecting the exterior of the 31 homes and identified areas of erosion. Matt explained some owners had already taken action to prevent animals living in the spaces created by the erosion but others needed to do that work. Matt said he would be available in October to do the work if owners wanted to hire him.

Grant Bennett of Wildhorse Homes said they had acquired the remaining vacant parcels from the Bank. Grant said a Wildhorse owner had purchased a duplex lot on Stetson Drive and revegetated the area and no construction would occur on that lot. Grant said Wildhorse Homes were considering listing a lot for sale and maybe building a smaller home by removing the bonus room as some potential buyers were requesting less square footage. Grant said any changes in design would require approval from the association, Prospect and the Town.

Grant said one house had been sold and no construction would commence until the remaining home was sold.

Marcus Lock reported on the five complex lawsuits in RMD1 and 2 and said closing of the settlement agreement should occur on August 9. Marcus explained the two Districts had separated and District 2 would now be responsible for plowing, landscaping and paying down the bonds.

Marcus said the settlement would reduce the debt shared by the 134 residential units in Prospect and the mill levy would reduce but not by a significant amount.

Marcus said owners who had filed for a refund of 2013, 2014 and 2015 RMD assessments could expect the refund in late summer if the August 9 closing occurred. Marcus explained owners could still file for 2014 and 2015 if they had not already done so.

Grant Bennett said he had recently been appointed to the vacant position on the RMD2 Board. Marcus explained very few people were eligible to be on the Board and previous Board members had not had a very easy time so the District had struggled to find volunteers to join the District Board.

Rob Harper of Toad Property Management thanked those present and said the Wildhorse Board was great to work with. Rob explained Toad had taken a supporting role with the work performed by Robbie and in addition had installed new signs and taken care of gardens. Rob said Toad had also responded to a broken gas line in the winter and a recent problem with the fiber optic in Appaloosa. Rob said financially everything looked good and Accounts Receivable was good with just one owner delinquent.

George Parkman asked about removal of the weeds in the rock areas adjacent to homes. Rob explained Toad had encountered staff shortages during the summer and said the crew would be focusing on weed pulling during August.

Grant Bennett apologized for the road damage on Appaloosa and said the water line at 20 Appaloosa froze during the winter and they were still waiting for the only asphalt supplier in the valley to complete the resurfacing. Grant said the main water line was deep enough but the lateral line had not been put deep enough by the developer.

Chris Cappy said the budget had been sent out and the Board would be reviewing television, internet and phone but the Board was not proposing any dues increases. Chris said the credit card charge line was the total merchant fees for owners paying dues by credit card. Previously those charges had been lumped with other charges and the Board would decide how to deal with those charges in the future.

Shelley Wisner said they had challenged the appraised value of their house. Initially the challenge was denied but when appealed at the State level there had been a large reduction in their taxes. Shelly encouraged other owners to challenge the taxes and Marcus Lock said he could assist owners not wanting to complete the process on their own.

Chris Cappy said there were now more dogs in the neighborhood and some people were driving too fast. Chris explained the Board would be looking at solutions.

Mike Kelley said the Trust for Public Lands was under contract for the 6,000 acre Trampe Ranch and \$24.5 million had been raised and Mike encouraged owners to become familiar and contribute as more funds were required. It was explained the purchase was for a perpetual easement for grazing so the ranchland in the east valley and in the view corridor of many Wildhorse homes could never be developed. Marcus Lock said this was a huge benefit for Wildhorse owners and the entire community.

After a short discussion Grant Bennett made a motion to appoint Chris Cappy, Joey Chiaf and Robert Erbrick to the Wildhorse board for additional two year terms. John Low seconded the motion and it was unanimously approved.

The meeting was adjourned at 11:55 a.m.

Prepared by Rob Harper
Toad Property Management, Inc.

Approved by Chris Cappy
President of Wildhorse at Prospect Association, Inc.